



**City of North St. Paul
City Council
Workshop Meeting Agenda**

**December 3, 2024
5:15 PM**

The City Council Workshop Meeting will be conducted on **December 3, 2024** at 5:15 p.m. in the Council Chambers at City Hall, located at 2400 Margaret St., North St. Paul.

You can watch the meeting on our YouTube channel here: [**tinyurl.com/NSPYouTube**](https://tinyurl.com/NSPYouTube)

I. Call to Order

II. Roll Call

Council Member Cole
Council Member Schweer
Council Member Wong
Council Member Nordby
Mayor Monge

III. Adopt Agenda

IV. Topic(s)

V. Other Business

- A. Discuss Draft 2025 City of North St Paul Fee Schedule
- B. Discussion to Set the City, HRA, and EDA Final Levies

VI. Adjournment

The next regularly scheduled City Council Workshop meeting is December 17, 2024



To	Date
Honorable Mayor Monge and City Council	December 3, 2024

Agenda Placement # V.A

Other Business

Subject

Discuss Draft 2025 City of North St Paul Fee Schedule

Background/Facts

Discuss the proposed 2025 fee schedule and direct Staff accordingly.

Recommended Action

Discuss the proposed 2025 City of North St Paul fee schedule and direct Staff accordingly.

Attachments

1. 24.12.3 CC Worksession 2025 Fee Schedule
2. 2025 Fee Schedule_DRAFT
3. Res 2024-XX Resolution Adopting 2025 City Fee Schedule

Respectfully submitted,
Riley Grams, Community Development / Community Services Director

City Council Work Session Staff Report



Report To: North St. Paul City Council

Report From: Riley Grams, Community Development Director

Meeting Date: December 3, 2024

Agenda Item: Discuss 2025 Fee Schedule

Action Requested: ☐ Motion ☒ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☒ Other

RECOMMENDED ACTIONS

Discuss the attached draft 2025 City of North St. Paul fee schedule

BACKGROUND

Each year, City Staff reviews the current fee schedule and provides updates to various fees for services and other charges for the City Council to consider moving into the following calendar year. This fall, all Department Heads provided input on updates and changes to the fee schedule. Attached, you will note the highlighted areas where Department Heads recommended edits.

The City Council should consider the proposed edits to the 2025 fee schedule and provide direction to City Staff as necessary. Final edits will be incorporated into the final draft of the 2025 fee schedule and will come back to the City Council for formal approval at the December 17 meeting.

ATTACHMENTS

1. Draft 2025 City of North St Paul Fee Schedule
2. Resolution 2024-## Adopting the 2025 City of North St Paul Fee Schedule



Municipal Fee Schedule 2025

Adopted ____, 2024

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ADMINISTRATIVE FEES

Type	Fee	Unit	Authority
Administrative fees for tax exempt bonds	Based on project	Per instance	\$110.30
Candidate filing fee for Mayor/City Council	\$15.00	Each filing	
City staff, attorney	Hourly rate	Actual	
City staff, building official	Hourly rate	Actual	
City staff, clerical	Hourly rate	Actual	
City staff, department head/supervisor	Hourly rate	Actual	
City staff, engineer	Hourly rate	Actual	
City staff, field staff (PW, electric)	Hourly rate	Actual	
City staff, manager	Hourly rate	Actual	
Copies – black/white letter/legal size*	\$0.25	Per sheet	
Copies – black/white ledger size*	\$0.50	Per sheet	
Copies – color letter/legal size*	\$1.00	Per sheet	
Copies – color ledger size*	\$2.00	Per sheet	
Copies – large sheet plan*	\$4.00	Per sheet	
Copies – poster size*	\$5.00	Per sheet	
Incident report (city)	\$2.00	Per page	
NSF check charge	\$30.00	Each	
Notary	\$5.00 + \$1.00 per page over 5 pages \$0	Each instance City business	
Photograph (print)	\$5.00	Each print	
Photograph (digital)	\$40.00 \$11.00	Per CD Per print	
Property and special assessment verification	\$30.00	Each instance	
Service fee for credit/debit payments	2.25% of transaction amount	Each instance	
Processing fee	\$15.00	Applicable to all online transactions, including, but not limited to, applications for registrations, licenses, permits, and planning and zoning applications	
*City business only			

ANIMAL FEES

Animal Impoundment

Type	Fee	Unit	Authority
Cat/dog impoundment	Actual cost	Each instance	\$95.15, \$95.40
Cremation	Actual cost	Each instance	
Daily boarding	Actual cost	Each instance	
Disposal (not euthanized)	Actual cost	Each instance	
Euthanasia	Actual cost	Each instance	\$95.43
Veterinary services	Actual cost	Each instance	\$95.16

Animal Registration

Type	Fee	Unit	Authority
Bees	\$25.00	Annual	\$95.23(B)
Chickens	\$25.00	Annual	\$95.23(A)

Dog kennel license	\$25.00	Biennial	\$95.25
Dangerous Animal	\$450.00	Annual	\$95.19(G)3
Trapping license	\$25.00	Each instance	\$95.02
Potentially Dangerous Animal	\$225.00	Annual	\$95.19(G)3

BUSINESS LICENSES

All licenses require insurance. Minimum liability - \$1,000,000 per occurrence, \$2,000,000 aggregate, \$500,000 worker's comp as applicable. Each license or permit holder shall obtain an insurance policy naming the applicant and the city as insured, providing for bodily injury.

Alcoholic Beverage Licenses

Type	Fee	Unit	Authority
Brewer taproom on-sale	\$2,500.00	Annual	\$117.20
Brewer, small off-sale	\$150.00	Annual	\$117.20
Brewpub off-sale	\$150.00	Annual	\$117.20
Brewpub on-sale	\$5,000.00	Annual	\$117.20
Club, Minnesota Buyer's Club	Paid directly to the state	Annual	\$117.20
Club, special	\$300.00	Annual	\$117.20
Liquor license investigation fee	\$500.00	Annual	\$117.20
Liquor and beer off-sale	\$200.00	Annual	\$117.20
Liquor and beer on-sale	\$5,000.00	Annual	\$117.20
Liquor, Sunday	\$200.00	Annual	\$117.20
Malt liquor (3.2) off-sale	\$200.00	Annual	\$117.20
Malt liquor (3.2) on-sale	\$150.00	Annual	\$117.20
Micro distillery cocktail room on-sale	\$2,500.00	Annual	\$117.20
Micro distillery off-sale	\$150.00	Annual	\$117.20
On-sale wine	\$2,000.00	Annual	\$117.20
Temporary on-sale, liquor	\$25.00	Annual	\$117.20
Temporary on-sale, malt liquor (3.2)	\$25.00	Annual	\$117.20
Temporary on-sale, liquor license, or premises extensions	\$25.00	Per event	\$117.20

Business Licenses

Type	Fee	Unit	Authority
Adult use license	\$3,000	Annual	\$120.05
Adult use investigation fee	\$5,000	As warranted	\$120.09
Amusement park, show, circus license (temp – less than 30 days)	\$350.00 (1 st day) \$25.00 (each add. day)	Each	\$111.02
Amusement park, show, circus license (permanent)	\$2,000 (initial license) \$150.00 (renewal)	Annual	\$111.02
Auction and auctioneer license	\$25.00	Annual	\$114.02
Body Art Enterprise	\$2,000.00	New	
Body Art Enterprise Renewal	\$150.00	Annual	
Christmas tree sales license	\$250.00	Annual	\$111.03
Cigarette and tobacco sales	\$300.00	Annual	\$118.03
Courtesy bench license	\$70 per bench	Annual	\$116.01
Fireworks, retail sales permit	\$100.00	Annual	\$133.03
Fireworks, vendor permit	\$250.00	Annual	\$133.03
Gas station	\$85.00 + \$15.00 per nozzle	Annual	\$121.02
Lawful gambling license	\$150.00	Annual	Chapter 112
Motion picture/video theater license	\$25.00	Annual	\$111.01
Outside theater	\$25.00	Per event	
Pawnshop	\$3,000	Annual	\$124.03
Pawnshop investigation	\$500.00	Initial	

Pawn shop investigation outside MN	\$10,000.00	Initial	
Pawn shop bond	\$5000.00	Annual	
Pawn shop billable transaction fee	\$2.90	Per Transaction	
Peddlers, solicitors, transient merchant license	\$100.00 + \$75.00 per employee	Annual	\$119.03
Special event vendor license (see also special event permit)	\$80 ¹	Annual	\$122.12(B)
Taxicab license	\$25.00	Annual/ per taxi	\$115.02
Therapeutic massage enterprise	\$150.00	Annual	\$110.26
Therapeutic massage practitioner	\$150.00	Annual	\$110.26
Unattended collection bins	\$50.00	Annual	\$134.02
¹ Exemptions: 501c(3) charities, government institutions, businesses headquartered in North St. Paul.			

BUILDING PERMIT AND INSPECTION FEES

The administration and issuance of permits and the collection of fees shall be as authorized in Minnesota Statutes, Chapter 326B, Minnesota Administrative Rules 1300.0120 and 1300.0160, and as provided by this fee schedule. Fees are to be commensurate with the service provided. Permit fees not specifically identified within this fee schedule are based on the valuation determined by Subdivision 2.

Subd. 1. Permit and inspection fees for residential building, commercial building, fire suppression, fire alarm, commercial mechanical, and commercial plumbing. The minimum fee for processing these permits is \$100.00.

Total Valuation	Permit Fee
\$1.00 to \$2,000	\$100.00 minimum
\$2,001 to \$25,000	\$83.50 for the first \$2,000 plus \$16.55 for each \$1,000 or fraction thereof, to and including, \$25,000
\$25,001 to \$50,000	\$464.15 for the first \$25,000 plus \$12.00 for each \$1,000 or fraction thereof, to and including, \$50,000
\$50,001 to \$100,000	\$764.15 for the first \$50,000 plus \$8.45 for each \$1,000 or fraction thereof, to and including, \$100,000
\$100,001 to \$500,000	\$1,186.65 for the first \$100,000 plus \$6.75 for each \$1,000 or fraction thereof, to and including, \$500,000
\$500,001 to \$1,000,000	\$3,886.65 for the first \$500,000 plus \$5.50 for each \$1,000 or fraction thereof, to and including, \$1,000,000
\$100,00,001 and up	\$6,636.65 for the first \$1,000,000 plus \$4.50 for each \$1,000 or fraction thereof

Subd. 2. Project Valuation Determination. The Designated Building Official has the authority and responsibility to determine project valuation for the purposes of establishing applicable plan review and permit fees. Valuation data may be referenced from the State of Minnesota and/or the International Code Council.

Subd. 3. Plan Review Fees. Where a plan review fee is performed and charged, the minimum plan review fee for all permits is \$50.00. Plan review fees for building, fire suppression, and fire alarm permits shall be sixty-five percent (65%) of the building permit fees as set forth in Subdivision 1 of this Section. Plan review fees for similar plans are set forth in Minnesota Rules 1300.0160.

Plan review fees for all commercial mechanical permits shall be ten percent (10%) of the permit fee when a project job valuation is determined to exceed \$30,000.00.

In the event a permit applicant submits an application that requires a plan review and decides not to proceed with the building project after the plan review has been completed, the plan review fee will be billed by the jurisdiction to the permit applicant.

Subd. 4. State Surcharge on Building, Mechanical, and Plumbing Permits. In addition to the permit fees established in this fee schedule, a surcharge fee shall be collected on all permits issued for work governed by the Minnesota State Building Code in accordance with Minnesota Statutes, Section 326B.148.

Subd. 5. Refunds. The jurisdiction may refund up to 80% of the permit fees if no work has been done and no inspections have been made. Requests for refunds must be made by the permit applicant in writing within 180 days of issuance. Within 10 business days of receipt, the Building Official must review the refund request and determine the amount to be refunded or deny the refund request for cause.

No refunds will be approved or granted for the following: plan review fees, state surcharge fees, re-inspection fees, or any other services that have previously been rendered.

Subd. 6. Work Without a Permit. Work commenced without a permit may result in additional fees as specified in MN Rules 1300.010, Subpart 8.

Subd. 7. Validity, Expiration, and Suspension or Revocation of Permits. The validity, expiration, and suspension or revocation of permits shall be as provided by MN Rules 1300.0120, Subparts 10, 11, and 12.

Subd. 8. Residential Mechanical Permit Fees for Structures Regulated under the Minnesota Residential Code.

New construction mechanical (includes HVAC system, mechanical ventilation system, and gas lines)	\$150.00 per dwelling unit
Addition, alteration, remodel, or replacement mechanical	\$125.00
Basement finish mechanical	\$125.00, if not a rental property and the owner is performing the work, the mechanical permit fee is included with their building permit fee
Fireplace	\$125.00
Garage heater	\$125.00
Gas lines	\$125.00
Miscellaneous mechanical appliance	\$125.00
All other minor mechanical work	\$125.00
Furnace and air conditioner units installed and inspected simultaneously	\$185.00

Subd. 9. Residential Plumbing Permit Fees for Structures Regulated Under the Minnesota Residential Code.

New construction plumbing	\$150.00 per dwelling unit
Addition, alteration, remodel, or replacement (if not a rental property and the owner is performing the work, the plumbing permit is included in the building permit fee)	\$125.00, if not a rental property and the owner is performing the work, the plumbing permit fee is included with their building permit fee
Water heater	\$125.00
Water conditioning system	\$125.00
Water heater and water conditioning system units installed and inspected simultaneously	\$185.00
Miscellaneous plumbing fixtures	\$125.00
SAC charge (regulated by Met Council)	\$2,485.00
Municipal sewer connection inspection (private property)	\$125.00
Municipal water connection inspection (private property)	\$125.00
Municipal sewer access charge (SAC)	\$550.00 only applicable to new construction; one-time connection fee
Municipal water access charge (WAC)	\$800.00 only applicable to new construction; one-time connection fee

Subd. 10. Other Permits and Fees.

Accessory structures	Refer to Subd. 1 table. A 65% plan review may apply
Structure additions, alterations	Refer to Subd. 1 table. A 65% plan review may apply
Structure remodel	Refer to Subd. 1 table. A 65% plan review may apply
Basement finishes	Max. fee = \$500.00, which may include plan review (Refer to Subd. 1 table. A 65% plan review)

Deck	Refer to Subd. 1 table. A 65% plan review may apply
Residential structure moving (additional fees incurred exceeding 60 miles from the jurisdiction)	\$250.00
Residential roofing	\$125.00
Residential siding	\$125.00
Residential window/door replacement (same size)	\$125.00
Residential demolition	\$200.00
Commercial demolition	Refer to Subd. 1 table. A 65% plan review may apply
Manufactured home setup (foundation/connection only)	\$175.00
Solar/Photovoltaic Systems Residential (up to 3.5kW)	\$175.00
Solar/Photovoltaic Systems Residential (over 3.5kW)	Refer to Subd. 1 table. A 65% plan review may apply
Solar/Photovoltaic Systems Commercial	Refer to Subd. 1 table. A 65% plan review may apply
Residential irrigation system, including backflow prevention	\$125.00
Association, commercial, industrial, multi-family irrigation system	Refer to Subd. 1 table. A 65% plan review may apply
Miscellaneous commercial or residential building permits for which no fee is specifically indicated	Refer to Subd. 1 table. A 65% plan review may apply
Non-Residential Temporary Heating Equipment	\$150.00
Inspections in which no fee is specifically indicated	\$95.00 per hour; one-hour minimum
Additional plan review required by changes, additions, or revisions to previously approved plans	\$95.00 per hour; one-hour minimum
Re-inspection fees	\$95.00 per hour; one-hour minimum
Inspections outside of normal business hours	\$150.00 per hour (minimum charge of 2 hours)
Change of Use/Occupancy	Refer to Subd. 1 table. A 65% plan review may apply. (minimum fee of \$300.00)
Temporary Certificate of Occupancy	Residential: \$250 Commercial \$450
State license verification – contractor license verification	\$5.00
Lead certification for eligible construction – contractor lead certification verification	\$5.00
Investigative Fee, Minnesota Rules 1300.0160, Subd. 8	In addition to the required permit fee but may not exceed the permit fee

CONTRACTOR LICENSES

Contractor Licenses

Type	Fee	Unit	Authority
General contractor license	\$80.00	Annual	\$110.28
Lawn fertilizer applicator license	\$80.00	Annual	\$96.15
Mechanical contractor license	\$80.00	Annual	\$110.02
Refuse collection license	\$220.00	Annual	\$55.08
Tree trimming license	\$80.00	Annual	\$110.02
Trenching contractor license (Commercial plumbing and utility permit)	\$80.00 (\$0 for licensed plumber)	Annual	\$110.27

Grading and Excavation

Type	Fee
Grading/excavation 0 to 9,999 SF	\$0
Grading/excavation 10,000 to 43,560 SF	\$400.00
Grading/excavation >1 acre	\$1,000.00; Escrow \$1,000; +MPCA review

Right-of-Way Permits

Type	Fee	Unit	Authority
Dumpster permit (3-day minimum)	\$100.00 base fee + 20.00 per day	Per day	
Curb deposit	\$600.00	Each	
Sidewalk encroachment permit	\$75.00	Annually	\$94.22
Encroachment Agreement	\$100.00	Each	
Right of Way Registration	\$220.00	Annual	\$94.34
Right-of-way vacation	\$500.00 + Escrow \$1,000 min.		\$94.03, \$94.55
Temporary storage/moving container (3-day minimum)	\$100.00 base fee + 20.00	Per day	
Right-of-Way Permit			
Base Fee	\$80.00		\$94.37
Boring/tunneling – underground utility/telecom	\$0.50	Per lineal foot	
Open trench – underground utility/telecom	\$0.65	Per lineal foot	
Overhead utility/telecom	\$0.10	Per lineal foot	
Per additional excavation – paved area	\$40.00		
Per additional excavation – unpaved area	\$20.00		

Trenching Permit

Type	Fee
Residential	
As-Built deposit	\$250.00
Base fee	\$35.00
Fire service	\$30.00
Sewer service	\$30.00
Storm service	\$30.00
Water service	\$30.00
State surcharge	\$1.00
Commercial	
As-Built deposit	\$250.00
Base fee	\$95.00
Inspection fee	Value x \$0.0125
State surcharge	Value x \$0.0005

ELECTRIC CONSTRUCTION PERMIT FEES

Electric Permit-Residential (single-family homes, apartments, condominiums, and assisted living)

Type	Fee	Unit
Change Panel in the Same Location	\$110.00	
Change Sub Panel in the Same Location	\$50.00	
Service/Power Supply	0-300 Ampere: \$55.00 400 Ampere: \$71.00 Add for each additional 100 amp: \$16.00	
Feeders/Circuits	0-100 amps: \$9.00 101-200 amps: \$15.00 201-300 amps: \$21.00 301-400 amps: \$27.00 401-500 amps: \$33.00	
Transformers and Generators	Up to 10KVA: \$5.00 11KVA to 74KVA: \$45.00 75KVA to 299KVA: \$60.00 Over 299KVA: \$165.00	
Accessory Structure	\$55.00 + Circuit Fees or \$100.00 for 2 trip fees, whichever is greater	Per Structure
Addition, Remodel, or Basement Finish	\$100.00	
Apartment Buildings	\$90.00	Per Unit
Retrofit Lighting per fixture	\$0.85	
Lot Lights	\$5.00	Per Pole
Transformers	\$9.00	Each
Remote Control or Signal Wiring	\$0.85	Per Device
Swimming Pools (per trip + circuit fee)	\$100.00	
Circuits	\$9.00	Each
Re-inspection Fee	\$50.00	
Minimum Fee	\$50.00	
Special Inspection/Services	\$80.00/hr.	
Inspection of Transient Projects	Power Supply: \$100.00 Rides, Devices, or Concessions: \$50.00/unit	
Single Family Dwelling or Townhouse not over 200 amps Maximum Fee	\$200.00	
Separate/Reinspection Inspection	\$50.00	
Fee for work started without a permit	Double permit fee	
Solar Fees	0kw to 5kw: \$90.00 5.1kw to 10kw: \$150.00 10.1kw to 20kw: \$225.00 20.1kw to 30kw: \$300.00 30.1kw to 40kw: \$375.00 40.1kw and larger (add \$25.00 for each additional 10kw): \$375.00	
Electronic inspections select items pre-approved	\$40.00	
Trip Fee	\$50.00	
Add the following to all permits	State Surcharge: \$1.00 Processing Fee: \$15.00	
Note: No refunds issued for permits under \$50 before the processing fee is applied		
Refund requests must be in writing minus city handling fee of 20%		

Electric Permit-Commercial

\$50 per trip or the fees below, whichever is greater.

Valuation		Description
\$1.00	\$1,000	\$50.00 per trip
\$1,001	\$2,000	\$50.00 for the first \$1000 plus \$3.25 for each additional \$100 or fraction thereof, to and including \$2000
\$2,001	\$25,000	\$82.00 for the first \$2000 plus \$14.85 for each additional \$1000 or fraction thereof, to and including \$25000
\$25,001	\$50,000	\$423.55 for the first \$25000 plus \$10.70 for each additional \$1000 or fraction thereof, to and including \$50000
\$50,001	\$100,000	\$691.05 for the first \$50000 plus \$7.45 for each additional \$1000 or fraction thereof, to and including \$100000
\$100,001	\$500,000	\$1063.55 for the first \$100000 plus \$6 for each additional \$1000 or fraction thereof, to and including \$500000
\$500,001	\$1,000,000	\$3463.55 for the first \$500000 plus \$5.10 for each additional \$1000 or fraction thereof, to and including \$1000000
\$1,000,001	And Up	\$6013.55 for the first \$1000 plus \$4 for each additional \$1000 or fraction thereof
Reinspection fee (in addition to all other fees)		\$50.00
Investigative fee (working without a permit)		Fee is doubled.
Refunds are issued only for permits over \$50		
State Surcharge		Value x \$0.0005
Solar Fees		0kw to 5kw: \$90.00 5.1kw to 10kw: \$150.00 10.1kw to 20kw: \$225.00 20.1kw to 30kw: \$300.00 30.1kw to 40kw: \$375.00 40.1kw and larger (add \$25.00 for each additional 10kw): \$375.00

Other Electric Charges

Type	Fee
Large commercial	Determined case by case
Overhead installation charges	\$200.00
Temporary services installation	
Overhead service drop not over 100 feet	\$200.00
Underground tap adjacent to a pedestal or pad mount transformer max distance 5 feet	\$150.00
Underground utility installation	
New residential and small commercial single phase up to 200 amp*	\$650.00 +\$6.00 per foot for frost charges
Rewire from overhead to underground single phase up to 200 amp	\$650.00 +\$6.00 per foot for frost charges
Deposits	
Apartment units	\$75.00
Commercial and Industrial	\$150.00 min.

Rental housing	\$150.00
Meter Tests	
Faulty meter	\$0
Requested by customer	\$75.00
Pole Attachments	
Pole attachment (per pole, per year)	\$10.00
Radiometer	
Waive/decline radio meter (monthly)	\$150.00
Reconnect Charges	
During working hours	\$25.00
Residential and Commercial Lighting Service	Additional fees may apply
LED 53-watt (equivalent to HPS 100-watt)	\$9.00
LED 101-watt (equivalent to HPS 250-watt)	\$13.75
400-watt	\$19.80
1,000-watt	\$52.00
Governmental units - N. St. Paul-owned Lighting Service	Additional fees may apply
LED 53-watt (equivalent to HPS 100-watt)	\$9.00
LED 101-watt (equivalent to HPS 250-watt)	\$13.75
400-watt	\$19.80
Governmental Units Lighting Service	Additional fees may apply
100-watt	\$4.50
250-watt	\$7.95
400-watt	\$11.35
Bus Shelter Lighting Service	Additional fees may apply
Based on the shelter design	\$5.00 min.
Installation of wire to service shelter	Time/materials

EQUIPMENT CHARGES

Costs below are charges that would be used in working on city facilities for customer convenience. If we work only on customer facilities with no relation to city facilities, then labor charges are 1½ times the rate listed below.

Type	Fee	Unit
½ ton truck	\$30.00	Hourly rate
¾ ton truck	\$35.00	Hourly rate
1-ton dump truck	\$50.00	Hourly rate
2½ ton truck	\$50.00	Hourly rate
Air compressor	\$35.00	Hourly rate
Air hammer with compressor	\$45.00	Hourly rate
Auger truck	\$100.00	Hourly rate
Backhoe 410	\$75.00	Hourly rate
Backhoe 710	\$90.00	Hourly rate
Bit roller	\$25.00	Hourly rate
Bucket truck, single	\$100.00	Hourly rate
Bucket truck, double	\$90.00	Hourly rate
Chainsaw	\$15.00	Hourly rate
Chipper	\$65.00	Hourly rate
Ditching machine (Ditch Witch) w/trailer	\$40.00	Hourly rate
Flusher truck	\$55.00	Hourly rate
Generator (small 6,000 watt)	\$25.00	Hourly rate
Loader (4-wheel)	\$90.00	Hourly rate
Materials	actual cost + 35% overhead	
Omni generator (Dec. 1975)	\$50.00	Hourly rate
Operator cost	actual cost + 35% overhead	
Pump	\$15.00	Hourly rate

Skid loader	\$80.00	Hourly rate
Sweeper	\$90.00	Hourly rate
Tamper	\$15.00	Hourly rate
Trench/backhoe	\$85.00	Hourly rate
Vactron trailer	\$75.00	Hourly rate
Vactor truck	\$120.00	Hourly rate

FIRE DEPARTMENT FEES

Fire Alarms and Lock Boxes

Type	Fee	Unit	Authority
False alarm (3rd) per calendar year	\$250.00	Each	
False alarm (4 th and thereafter) per year	\$500.00	Each	\$99.02
Firelock box – S3 surface mount	\$186.00	Each	
Firelock box – R2 recessed mount	\$244.00	Each	

Fire Department Inspections

Type	Fee	Unit	Authority
Abatement	\$240.00	Per hour	\$98.23
Daycare/foster care inspection	\$50.00	Each	
Group home inspection	\$50.00	Each unit	
Minnesota schools include two follow-up inspections or on-site consultations	\$0.014	Per square foot	
Additional follow-up inspections	\$0.005	Per square foot	
Inspections conducted outside of normal business hours	\$120.00	Per hour	

RENTAL PROPERTY REGISTRATION AND INSPECTIONS

Type	Fee	Unit	Authority
Single-family residential			\$155.01
Initial registration	\$150.00	Each	\$155.01
Annual renewal	\$100.00	Each	\$155.01
No entry fee	\$50.00	Each	\$155.01
Transfer fee	\$25.00	Each	\$155.01
Reinspection (3 rd re-inspection and subsequent re-inspections)	\$50.00	Each	\$155.01
Late fees – 30 days	10%	Each	\$155.01
Late fees – 60 days	25%	Each	\$155.01
Late fees – 90 days	50%	Each	\$155.01
Two-family residential (duplex)			\$155.01
Initial registration	\$200.00	Each	\$155.01
Annual renewal	\$150.00	Each	\$155.01
No entry fee	\$75.00	Each	\$155.01
Transfer fee	\$50.00	Each	\$155.01
Reinspection (3 rd re-inspection and subsequent re-inspections)	\$75.00	Each	\$155.01
Late fees – 30 days	10%	Each	\$155.01
Late fees – 60 days	25%	Each	\$155.01
Late fees – 90 days	50%	Each	\$155.01
Multifamily residential (3+ units)			\$155.01
Initial registration	\$200.00	Each	\$155.01
Annual renewal (per building)	\$150.00	Each	\$155.01
Inspection year base fee	\$150.00 + \$15 per unit	Each	

No entry fee	\$75.00	Each	\$155.01
Transfer fee	\$50.00	Each	\$155.01
Reinspection (3 rd re-inspection and subsequent re-inspections)	\$75.00	Each	\$155.01
Late fees – 30 days	10%	Each	\$155.01
Late fees – 60 days	25%	Each	\$155.01
Late fees – 90 days	50%	Each	\$155.01

FIRE CERTIFICATE OF COMPLIANCE

Type	Fee	Unit	Authority
Businesses/Non-Profits			\$91.25
Up to 500 sq. ft.	\$25.00	Biennial	\$91.25
501 to 1,000 sq. ft.	\$50.00	Biennial	\$91.25
1,001 to 1,250 sq. ft.	\$75.00	Biennial	\$91.25
1,250 to 5,000 sq. ft.	\$125.00	Biennial	\$91.25
5,001 to 10,000 sq. ft.	\$200.00	Biennial	\$91.25
10,001 to 20,000 sq. ft.	\$250.00	Biennial	\$91.25
20,001 to 30,000 sq. ft.	\$300.00	Biennial	\$91.25
30,001 to 40,000 sq. ft.	\$350.00	Biennial	\$91.25
40,001 to 50,000 sq. ft.	\$425.00	Biennial	\$91.25
50,001 to 100,000 sq. ft.	\$1,040.00	Biennial	\$91.25
Over 100,000 sq. ft.	\$3,000.00	Biennial	\$91.25
3 rd re-inspection and subsequent re-inspections	\$75.00	Each	\$91.25

EVENT PERMITS

Type	Fee	Unit	Authority
Block party ¹	\$20	Per event	\$123.03
Citywide garage sale	\$20	Each	
Special event permit ^{2 4} (see also special event vendor license)	\$80	Per event	\$122.03
Art and Culture Programming			
Recreational programming	Varies	Per event	
City-Sponsored Booth Fee			
Autumn Arts Festival 10x10 ³	\$65.00	Booth	
Autumn Arts Festival 10x20 ³	\$100.00	Booth	
Autumn Arts Festival Emerging Artist ³	\$35.00	Booth	

¹ National Night Out exempt from permit fee

² Special events are temporary, outdoor privately sponsored events open to the general public and held on public or privately owned property. Excludes (1) any permanent place of worship, stadium, athletic field, arena, theatre, auditorium, or fairs conducted pursuant to M.S. Chapter 38; (2) special events or activities permitted or permitted by other state laws or regulations of the City of North St. Paul, including publicly-sponsored activities in the local park system; (3) family gatherings, including family reunions, graduation parties, baptisms, confirmations, weddings, and the like; (4) garage sales; (5) events such as but not limited to National Night-Out established through the City of North St. Paul.

³ Fee for space only; artists must provide their own tent and tables

⁴ Non-profit businesses/organizations are exempt from Special Event Permit fees. Applicants shall provide proof of non-profit status.

PLANNING AND ZONING FEES

Type	Fee	Unit	
Landscape escrow –residential	\$1,000	Each dwelling unit	\$154.004(C)2d
Landscape escrow – nonresidential	\$2795	Per acre	

Park dedication – residential	\$900	Per dwelling unit	
Park dedication – nonresidential	\$2,795	Per acre	
Stormwater pollution prevention plan	Escrow value-based	Per project	\$154.010(K)9
Comprehensive Plan amendment	\$1,000 +Escrow \$2,500	Each	\$154 – Table 1
Conditional Use Permit (CUP)	\$500.00 +Escrow \$250	Each	\$154.004(F)
Driveway permit	\$75.00	Each	\$154.003
Fence permit	\$75.00	Each	\$154.010(A)
Home Occupation Permit	\$100.00 +Escrow \$500	Each	\$154.010(D)
Interim Use Permit	\$500.00 +Escrow \$500	Each	\$154.004(G)
Lot Line Adjustment	\$150.00	Each	
Membrane structure	\$100.00	Each	\$154.010(D)1
Parking lot	\$75.00	Each	\$154.003
PUD concept plan	\$500.00 +Escrow \$2,500	Each	\$154.008(C)
PUD preliminary plan	\$500.00 +Escrow \$2,500	Each	\$154.008(C)
PUD final plan	\$500.00 +Escrow \$2,500	Each	\$154.008(C)
PUD amendment	\$500.00 +Escrow \$1,000	Each	\$154.008(C)
Rain garden – residential	\$0 less than 10 SF \$50.00 >10 SF	Each	\$154.004(D)35
Rain garden – commercial	\$100.00 + Escrow \$750	Each	\$154.004(D)35
Retaining wall – under 4’ in height	\$65.00	Each	\$154.010(A)
Shed – under 200 SF	\$75.00	Each	
Sign permit	\$100 + \$0.25 per SF	Each	\$157.003
Site plan amendment	\$500.00 +Escrow \$1,000	Each	\$154.004(H)
Pre-application meeting Escrow if consultants in attendance	\$0 if only city staff Escrow \$300	Each	\$154.004(H)
Site plan review	\$500.00 + Escrow \$1,000	Each	\$154.004(H)
Special commission meeting	\$200.00	Each meeting	
Subdivision - minor subdivision	\$500.00+ Escrow \$500	Each	\$153.21
Subdivision - preliminary plat	\$500.00+ Escrow \$2,500	Each	\$153.21
Subdivision - final plat	\$500.00+ Escrow \$2,500	Each	\$153.21
Swimming pool – above ground	\$80.00	Each	
TIF district application	\$1,000.00+ Escrow \$15,000	Each	
Variance – residential	\$300+ Escrow \$500	Each	\$154.004(E)
Variance – nonresidential	\$750.00+ Escrow \$1,000	Each	\$154.004(E)
Variance – sign	\$500	Each	\$157.014
Zoning map or text amendment	\$500.00+Escrow \$1,000	Each	\$154.004(D)
Zoning verification letter	\$100.00	Each	

PARK AND RECREATION FEES

Type	Fee	Unit	Authority
Athletic Fields			
Ballfield rental per field – weekday or evening	\$75.00	Per day	Ballfield rental policy
Ballfield rental per field - weekend and holiday	\$150.00	Per Day	
Ballfield rental – tournament	\$300.00	Per day	
Ballfield rental – additional maintenance	\$300.00	Per request	
Lights	\$25.00	Per hour/per field	
NSP Non-Profit Practice Rate*	No fee		
Equipment Rental			
Buckthorn puller 5-day rental	\$100.00 deposit,	Each instance	N/A
Canoe storage rental	Resident: \$50.00 Nonresident: \$75.00	Per season	Park Reservation Policy

Facility Rental**			
Casey Lake pavilion rental – weekday	Resident: \$250.00 +\$300.00 deposit Nonresident: \$400.00 +\$350.00 deposit	Per day	Park Reservation Policy
Casey Lake pavilion rental – weekend and holidays	Resident: \$400.00 + \$300.00 deposit Nonresident: \$550.00 +\$350.00 deposit	Per day	
Hause Park pavilion rental – weekday	Resident: \$175.00 +\$150.00 deposit Nonresident: \$250.00 +\$150.00 deposit	Per day	
Hause Park pavilion rental - weekend	Resident: \$200.00 + \$150.00 deposit Nonresident: \$275.00 + \$150.00 deposit	Per day	
Shelter, Colby Hills Park	Resident: \$50.00 +\$50.00 deposit Nonresident: \$65.00 +\$50.00 deposit	Per day	
Shelter, Northwood Park			
Shelter, Silver Lake			
*Applies only to North St. Paul nonprofit organizations that provide youth sports. Field prep is not included when fields are reserved at the nonprofit practice rate. Applicants for this rate shall provide proof of nonprofit status, proof of liability insurance, and proof that at least 50% of the team roster are North St. Paul residents. **Additional fees may apply; refer to Park Reservation Policy			
Memorials			
Bench	\$2300	Each	N/A
Picnic Table	\$2100	Each	N/A
Plaque (reorders only)	\$310	Each	N/A
Tree	\$350	Each	N/A
4x8 Paver	\$75	Each	N/A
8x8 Paver	\$125	Each	N/A

POLICE DEPARTMENT FEES

Type	Fee	Unit
DVD, CD, or USB copies	15.00	Each
False alarm (3rd) per calendar year	\$250.00	Each
False alarm (4 th and thereafter) per year (Authority: §99.02)	\$500.00	Each
Fingerprinting (resident or employee)	\$0	Each
Fingerprinting (non-resident)	\$20.00	Each
Fingerprinting – 1 st card	\$20.00	Each
Fingerprinting – additional card	\$5.00	Each
Incident report (city)	\$2.00	Per page
Photographs (hardcopy)	\$5.00	Each
Photographs (digital)	\$5.00	Each
Police officer – regular hours	\$106.00	Per hour
Police officer – holiday hours	\$168.00	Per hour
Records – 911 audio	\$20.00	Subject only
Records – body cam video (w/notarized release)	\$30.00	Subject only
Records – photographs	\$20.00	Thumb drive
Records – report copies (hard copy)	\$0.25	Per page
Records – report (digital)	\$0	Each
Records – squad video	\$30.00	Subject only
Research	\$50.00	Per clerical hour

PUBLIC WORKS FEES

Type	Fee
After-hours public works services	\$240.00
Meter charges	
¾” meter	\$175.00
1” meter	\$275.00
1½” meter	\$1,595.00
2” meter	\$1,850.00
3” meter	\$2,200.00
Hydrant meter rental (Per 1,000 gallons)	\$5.00; \$50.00 min.; \$3,000.00 deposit
Radio reader	\$185.00
Radio reader replacement	\$185.00
Remote water reader	\$140.00
Replace frost-damaged water meter	\$175.00
RPZ filing fee (per device)	\$25.00
Water turn on/off during business hours	\$0

ELECTRIC UTILITY RATES

Type	Fee	Unit
E1 Residential Electric Service		
Overhead	\$9.50	Monthly
Consumption Charge (per kWh)	\$0.1143	October-May
Consumption Charge (per kWh)	\$0.1251	June-September
E6 Residential Electric Service		
Underground	\$11.56	Monthly
Consumption Charge (per kWh)	\$0.1143	October-May
Consumption Charge (per kWh)	\$0.1251	June-September
E3 Small Commercial Service		
Service Charge	\$11.56	Monthly
Consumption Charge (per kWh)	\$0.1121	October-May
Consumption Charge (per kWh)	\$0.1244	June-September
E4 Commercial Service		
Service Charge	\$26.20	Monthly
Consumption Charge (kWh)	\$0.0715	
E5 Demand Charge (related to E4 service)		
Consumption Charge (per kW)	\$9.41	October-May
Consumption Charge (per kW)	\$13.07	June-September
Large Commercial Service		
Service Charge	\$26.20	Monthly
Consumption Charges (per kWh)	\$0.0710	
Demand Charge (related to large commercial service)		
Consumption Charge (per kW)	\$9.41	October-May
Consumption Charge (per kW)	\$13.07	June-September
Time of Day Service		
Service Charge	\$29.28	Monthly
Consumption Charge (per kWh)	\$0.0790	On Peak
Consumption Charge (per kWh)	\$0.0496	Off Peak
Consumption Charge (per kWh)	\$0.0593	Weekend
North St. Paul Street Lighting		
Street Lighting	\$2.00	Monthly
North St. Paul Franchise Fee (per kWh)		
Residential	\$5.00	Monthly
Small Commercial	\$15.00	Monthly
Commercial	\$80.00	Monthly
Large Commercial	\$300.00	Monthly
Oakdale Franchise Fee (per kWh)		
Residential	3%	Monthly
Commercial	3%	Monthly
Large Commercial	3%	Monthly
Public Street Lighting	3%	Monthly
Muni Pumping	3%	Monthly
Clean Energy Choice for Residential		
50% renewal	\$1.00	Monthly
75% renewal	\$2.00	Monthly
100% renewal	\$3.00	Monthly
Clean Energy Choice for Commercial		
Per kWh	\$0.002	
Residential Solar Credit (per kWh)		
Consumption credit (per kWh)	\$0.1143	October-May
Consumption credit (per kWh)	\$0.1251	June-September

GARBAGE RATES

Type	Fee	Unit
35 Gallon		
Garbage	\$7.70	Monthly
Solid Waste Management Tax (SWM) 9.75%	\$0.75	Monthly
County Environmental Charge (CEC 28%)	\$2.16	Monthly
65 Gallon		
Garbage	\$11.07	Monthly
Solid Waste Management Tax (SWM) 9.75%	\$1.08	Monthly
County Environmental Charge (CEC 28%)	\$3.10	Monthly
95 Gallon		
Garbage	\$13.59	Monthly
Solid Waste Management Tax (SWM) 9.75%	\$1.33	Monthly
County Environmental Charge (CEC 28%)	\$3.81	Monthly
160 Gallon (two carts)		
Garbage	\$24.66	Monthly
Solid Waste Management Tax (SWM) 9.75%	\$2.40	Monthly
County Environmental Charge (CEC 28%)	\$6.90	Monthly
Recycling Rates (no tax or CEC)		
Recycling service	\$7.50	Monthly
Yard Waste Disposal Rates (optional, no tax or CEC)		
Yard waste disposal	\$7.00	Monthly
Disposal	\$2.00	Per Bag

WATER UTILITY

Wastewater Rates

Type	Fee	Unit	Authority
Wastewater Service - per 1,000 Gallons			
5/8" to 1" Water Service	\$37.21	Monthly	\$56.03
1 1/2" or larger water service	\$74.35	Monthly	\$56.03
Consumption Charges (per 1,000 gallons)			
0 to 7,000 Gallons	\$3.58	Monthly	\$56.03
7,001 to 20,000 Gallons	\$4.05	Monthly	\$56.03
20,001 Gallons or More	\$4.52	Monthly	
Wastewater Service - per Gallon			
5/8" to 1" Water Service	\$37.21	Monthly	
1 1/2" or larger water service	\$74.35	Monthly	
Consumption Charges (per gallon)			
0 to 7,000 Gallons	\$0.00358	Monthly	
7,001 to 20,000 Gallons	\$0.00405	Monthly	
20,001 Gallons or More	\$0.00452	Monthly	
Wastewater Service-flat sewer			
Connection Charge	\$55.08	Monthly	
Maplewood Wastewater Service			
Consumption Charges (per gallon)	Rate set by Maplewood	Monthly	
Consumption Charges (per 1,000 gallons)		Monthly	

Water Rates

Type	Fee	Unit	Authority
Water Service - per 1,000 Gallons			
5/8" to 1" Water Service	\$11.92	Monthly	57.04
Consumption Charges (per 1,000 gallons)			
0 to 7,000 Gallons	\$3.49	Monthly	57.04
7,001 to 20,000 Gallons	\$4.57	Monthly	57.04
20,001 Gallons or More	\$6.64	Monthly	57.04
Water Service - per 1000 Gallons			
1 ½" or larger water service	\$23.60	Monthly	57.04
Consumption Charges (per 1,000 gallons)			
0 to 7,000 Gallons	\$3.46	Monthly	57.04
7,001 to 20,000 Gallons	\$4.53	Monthly	57.04
20,001 Gallons or More	\$6.58	Monthly	57.04
Maplewood Water Service - per 1000 Gallons			
5/8" to 1" Water Service	\$12.07	Monthly	57.04
Consumption Charges (per 1,000 gallons)			
0 to 7,000 Gallons	\$3.49	Monthly	57.04
7,001 to 20,000 Gallons	\$4.57	Monthly	57.04
20,001 Gallons or More	\$6.64	Monthly	57.04
Water Service - per Gallon			
5/8" to 1" Water Service	\$11.92	Monthly	57.04
Consumption Charges (per gallon)			
0 to 7,000 Gallons	\$0.00349	Monthly	57.04
7,001 to 20,000 Gallons	\$0.00457	Monthly	57.04
20,001 Gallons or More	\$0.00664	Monthly	57.04
Water Service - per Gallon			
1 ½" or larger water service	\$23.60	Monthly	57.04
Consumption Charges (per gallon)			
0 to 7,000 Gallons	\$0.00346	Monthly	57.04
7,001 to 20,000 Gallons	\$0.00453	Monthly	57.04
20,001 Gallons or More	\$0.00658	Monthly	57.04
Maplewood Water Service - per Gallon			
5/8" to 1" Water Service	\$12.07	Monthly	57.04
Consumption Charges (per gallon)			
0 to 7,000 Gallons	\$0.00349	Monthly	57.04
7,001 to 20,000 Gallons	\$0.00457	Monthly	57.04
20,001 Gallons or More	\$0.00664	Monthly	57.04
Includes 15 cent charge for Fire Hydrant rental. Water consumption consumed by commercial users is subject to sales tax. 57.04 Sewer & Water Rules and Regulations, Prices and Units – Service charges shall be a continuing lien until paid upon property served.			

Surface Water Rates

Type	Fee	Unit	Authority
Single-family, two-family, townhomes (one residential equivalency factor (REF))	\$11.60	Dwelling	\$56.04
Multifamily residential (one residential equivalency factor (REF) per unit)	\$11.60	Dwelling	\$56.04
Nonresidential Percent Impervious (multiplied by one REF, based on Ramsey County GIS parcel data)	\$11.60		\$56.04
Raingarden incentive discount	35%		
Open space, streets, and lakes, undeveloped	Exempt		

MISCELLANEOUS UTILITY FEES

Utility late payment charge	5% of the balance due	Each instance
Waive/decline radiometer	\$150.00	Monthly
Solar Service Application	\$100.00	Each instance

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2024-XX

RESOLUTION ADOPTING THE 2025 CITY OF NORTH ST. PAUL FEE SCHEDULE

WHEREAS, the City of North St. Paul annually reviews and updates the City's Fee Schedule each year which establishes the fees and charges for service for the City's regulatory functions; and

WHEREAS, the fee schedule allows regulatory-type fees to be easily identified in one document, as opposed to being scattered throughout City Code; and

WHEREAS, annually adopting the City fee schedule provides the City Council the opportunity to review fees for services in a comprehensive manner;

NOW THEREFORE BE IT RESOLVED, the City Council for the City of North St. Paul hereby approves and authorizes the 2025 City of North St. Paul Fee Schedule, effective January 1, 2025.

ADOPTED this 3rd day of December 2024.

Motion by Council Member _____

Second by Council Member _____

Voting: Ayes: Council Member
Council Member
Council Member
Council Member
Mayor

Nays: None

Absent: None

Abstain: None

John Monge, Mayor

ATTEST:

Brian Frandle, City Manager/Clerk



To	Date
Honorable Mayor Monge and City Council	December 3, 2024

Agenda Placement # V.B

Other Business

Subject

Discussion to Set the City, HRA, and EDA Final Levies

Background/Facts

The City Council has held a number of 2025 Budget presentations (see below). On December 17, 2024, the City Council needs to approve and certify the City's final 2025 levy. This item is to have City Council discuss and determine the final 2025 levy and budgets.

**** July 30, 2024 (Special)**

- 2025 Levy Budgets – Comprehensive Look by Dan Winek, Finance Director
- Budget presentation by Jason Mallinger, Fire Chief. Jason will cover the following General Fund Department budget:
 - o Fire & Code Enforcement
- Budget presentation by Dan Winek, Finance Director. Dan will cover the following General Fund Department budget:
 - o City Council
 - o Administration
 - o Elections
 - o Finance

August 20, 2024

- Budget presentation by Ron Ritchie, Director of Public Works. Ron will cover the following General Fund Department budgets:
 - o Street Maintenance
 - o Urban Forestry
 - o Parks

**** August 29, 2024 (Special)**

- Budget presentation by Riley Grams, Community Development Director. Riley will cover the following General Fund Department budgets:
 - o Community Development
 - o Inspections
 - o Recreation
- Budget presentation by Riley Grams, Community Development Director and Dan Winek, Finance Director. Riley and Dan will cover the following levy budgets:

- o Housing and Redevelopment Authority
- o Economic Development Authority
- Budget presentation by Ray Rozales, Police Chief. Ray will cover the following General Fund Department budget:
 - o Police

September 3, 2024

- Continuation of any budgets noted above.
- City Council Discussion and Direction to Staff for Maximum levy.

September 17, 2024

- City Council Approved Maximum Levy.

October 1, 2024 (Enterprise Funds)

- Overview of the Enterprise Funds by Finance
- Budget presentation by John Wick, Director of Electric. John will cover the following budget:
 - o Electric
- Budget presentation by Ron Ritchie, Director of Public Works. Ron will cover the following budgets:
 - o Water
 - o Waste Water
 - o Surface Water
- Budget presentation by Dan Winek, Director of Finance. Dan will cover the following budgets:
 - o Solid Waste
 - o Fiber Optic

October 15, 2024

- Internal Service Funds and Other Budgets by Dan Winek, Finance Director
 - o The City budgets the following internal service funds:
 - ☐ Information Technology Internal Service Fund
 - ☐ Insurance Internal Service Fund
 - ☐ Equipment Internal Service Fund
 - ☐ City Mechanic Internal Service Fund
 - ☐ Building Maintenance Internal Service Fund
 - o The other budgeted permanent funds for the City are:
 - ☐ Community Center Fund
 - ☐ Community Event Fund
 - ☐ Fire Relief Fund
 - ☐ Park Fund
 - ☐ Street Maintenance Fund

****November 12, 2024 (CIP) (Special)**

- Capital Improvement Plan

November 19, 2024

- City Council Discussion on Revenue Options for the Future.

December 3, 2024

- Truth in Taxation Public Hearing
- City Council Discussion and Direction to Staff for all budgets and levy.

December 17, 2024

- Approval of Budget and Certification of Property Tax Levy For submission to County.

Recommended Action

Staff needs direction on the final levy and budgets.

Attachments

1. 2025 FINALIZE LEVY AND BUDGETS DISCUSSION 12.3.24
2. 1 NSP CIP Cover DRAFT
3. Wold Facility Assessment Report

Respectfully submitted,
Daniel Winek, Finance Director



2025 BUDGET – FINAL LEVY AND BUDGETS DISCUSSION

December 3, 2024

City of North St. Paul



Purpose

- 2025 Proposed Levy
- 2025 Property Tax Impact
- Option - 2025 Proposed & Property Tax Impact
- Discussion



2025 PROPOSED LEVY



2025 PROPOSED LEVY

Taxing Authority	2024	2025	\$ Diff	% Change
City	\$7,110,082	\$7,794,381	\$ 684,299	9.62%
HRA	11,000	50,000	39,000	354.55%
EDA	200,907	200,907	-	0.00%
Totals	\$7,321,989	\$8,045,288	\$ 723,299	9.88%

Levy Components	2024	2025 - 11/19/2024	\$ Diff	% Change
General Fund	\$5,429,751	\$5,891,011	\$ 461,260	8.50%
Street Maintenance	190,965	835,477	644,512	337.50%
Park	36,042	75,147	39,105	108.50%
Building Maintenance	-	-	-	0.00%
Debt	1,453,324	992,746	(460,578)	-31.69%
City Total	\$7,110,082	\$7,794,381	\$ 684,299	9.62%
HRA	\$ 11,000	\$ 50,000	\$ 39,000	100.00%
EDA	200,907	200,907	-	0.00%
City, HRA, EDA Totals	\$7,321,989	\$8,045,288	\$ 723,299	9.88%



2024 & 2025 Debt Levy Summary

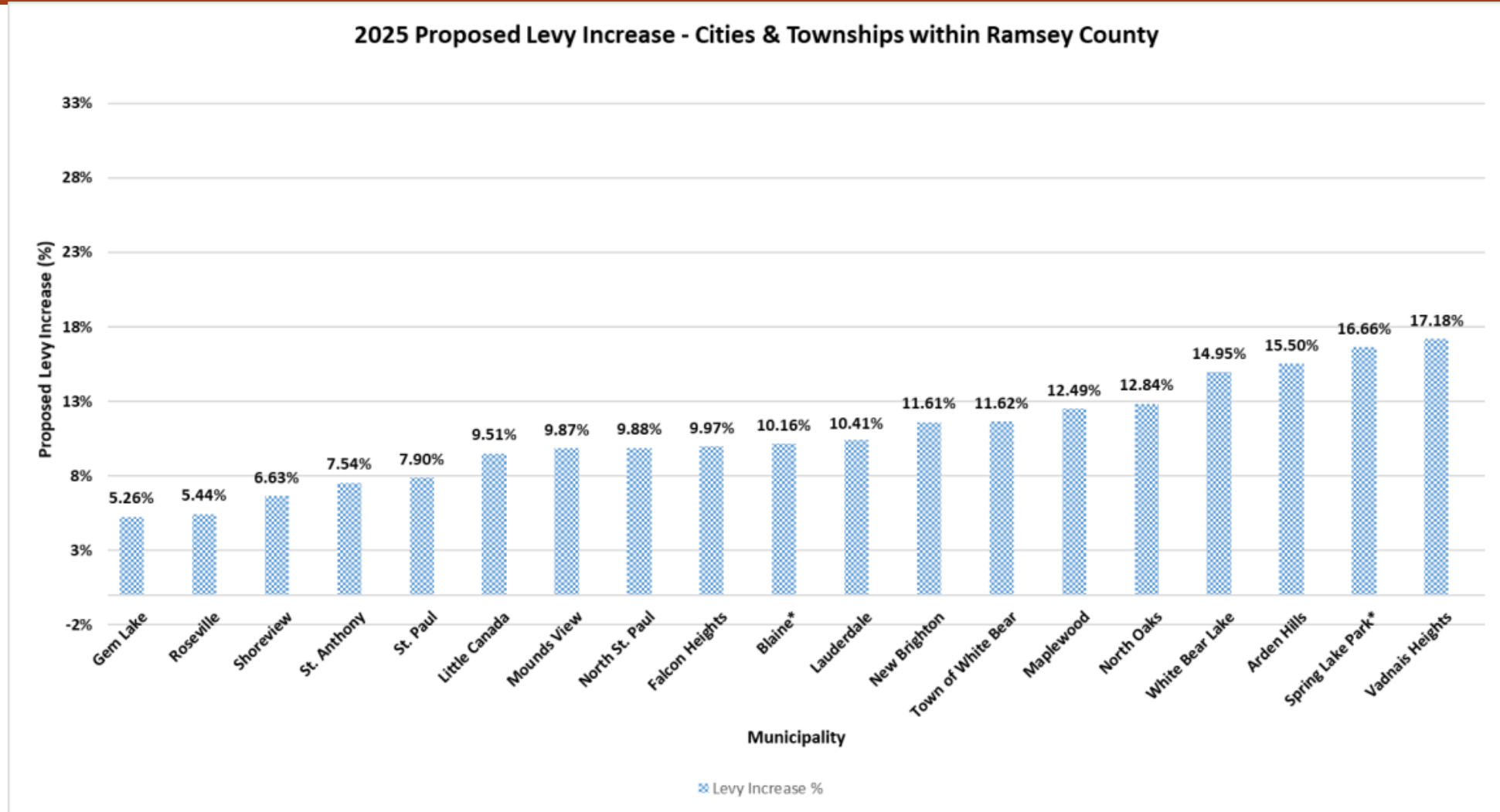
Total Levied Debt Service

Issue	Debt Type	2025 Levy	2024 Levy	Change	Final Levy Year	Final Pay Year	Description
2014A/2021A	GO Assessed Improvements & Capital Equipment Certificate (Issued Refunding Bonds in 2021)	\$ 110,402	\$ 111,913	\$ (1,511)	2029	2030	2014 Street and Utility project including surface improvements along Chippewa, Shawnee, Apache, and Mohawk; Fire Truck purchase
2016A	GO Assessed Improvements	\$ 156,017	\$ 158,059	\$ (2,042)	2031	2032	2016 Street and Utility project including surface, trail and sidewalk improvements along Helen, Navajo, Longview and 1st
2016A	GO Abatement*	\$ -	\$ -	\$ -	NA	2037	Improvements to Casey Lake; Construction of a new park shelter and renovations to existing structures
2016B	GO Capital Improvement Refunding	\$ -	\$ 455,175	\$ (455,175)	2024	2025	Refunding 2008A; Original bonds were issued for the acquisition and betterment of a new City public works facility
2017A	GO Assessed Improvements	\$ 60,689	\$ 61,815	\$ (1,126)	2032	2033	Mill and Overlay, curb and gutter replacement and sidewalk repairs to various streets East of Margaret & North of Holloway
2018A	GO Assessed Improvements	\$ 246,012	\$ 244,269	\$ 1,743	2033	2034	2018 Street and Utility project including surface and trail improvements along Lake, Swan, Poplar, 19th, Park Row
2020A	GO Tax Increment Refund	\$ 88,363	\$ 88,940	\$ (577)	2046	2047	Reconstruction of 7th Avenue from Margaret Street to Helen Street and Margaret Street from 7th Avenue to 5th Avenue
2022A	GO Capital Improvement	\$ 331,263	\$ 333,153	\$ (1,890)	2041	2042	2022 Street and Utility Reconstruction Projects
2025A	GO Capital Improvement	\$ -	\$ -	\$ -	2044	2045	2025 Street and Utility Reconstruction Projects
Total Levied Debt Service		\$ 992,746	\$ 1,453,324	\$ (460,578)			

*2016A GO Abatement (Casey Lake) paid through LGA



2025 Ramsey County City/Towns Preliminary Levy Changes





2025 PROPERTY TAX IMPACT



2025 Property Tax Impact

**CITY OF NORTH ST. PAUL
ESTIMATED PROPERTY TAXES - PAYABLE 2025
CITY, HRA, and EDA PORTION OF TAXES ONLY**

**TAX IMPACT FOR PROPERTY WITH VALUE INCREASING 1.51% (the median increase for NSP)
9.88% Total Levy Increase**

<u>Pay Year</u>	<u>2024</u>	<u>2025</u>	<u>24 to '25 Change</u>
Market Value	299,000	303,500	1.51%
Market Value Exclusion	(10,300)	(19,200)	86.41%
Taxable Market Value	288,700	284,300	-1.52%
Tax Capacity	2,887	2,843	
Tax Capacity Rates:			
City	43.362%	47.784%	10.20%
HRA	0.071%	0.380%	434.48%
EDA	1.298%	1.165%	-10.24%
Total	44.731%	49.329%	10.28%
Property Taxes:			
City	1,251.85	1,358.50	106.65
HRA	2.05	10.80	8.75
EDA	37.48	33.13	(4.35)
Total	1,291.38	1,402.43	\$ 111.05
			8.60%



OPTION - 2025 PROPOSED & PROPERTY TAX IMPACT



2025 PROPOSED LEVY - OPTION

			2024 Approved LEVY	2025 Preliminary LEVY	\$ Difference	% Change
Total Levy (All Components) - September 3, 2024			7,321,989	8,045,288	723,299	9.88%
Changes Since Certifying Maximum Levy						
Change Funding Source: CIP ITEM - Update Downtown Design Manual - fund from EDA instead of General Fund					(60,000)	-0.82%
Increase Fire Aid Revenue					(12,834)	-0.18%
Increase Fire Aid Transfer to Fire Relief					7,256	0.10%
Increase Police Aid Revenue					(33,485)	-0.46%
PERA duty disability reimbursement program					(44,587)	-0.61%
Union Contracts					143,650	1.96%
Total Levy (All Components) - September 3, 2024			7,321,989	8,045,288	723,299	9.88%
Additional Options						
Reduce: HRA Levy					(39,000)	-0.53%
Add: Additional Levy: \$3,555 for Parks and \$110,205 for Buildings					113,760	1.55%
Transfer: 100% Penalty Charges from Electric to General Fund (2023 Actuals)					(131,829)	-1.80%
TOTAL (If all above items were approved)				7,988,219	666,230	9.10%



2025 Property Tax Impact - OPTION

**CITY OF NORTH ST. PAUL
ESTIMATED PROPERTY TAXES - PAYABLE 2025
CITY, HRA, and EDA PORTION OF TAXES ONLY**

**TAX IMPACT FOR PROPERTY WITH VALUE INCREASING 1.51% (the median increase for NSP)
9.10% Total Levy Increase**

<u>Pay Year</u>	<u>2024</u>	<u>2025</u>	<u>24 to '25 Change</u>
Market Value	299,000	303,500	1.51%
Market Value Exclusion	(10,300)	(19,200)	86.41%
Taxable Market Value	288,700	284,300	-1.52%
Tax Capacity	2,887	2,843	
Tax Capacity Rates:			
City	43.362%	47.647%	9.88%
HRA	0.071%	0.084%	17.58%
EDA	1.298%	1.165%	-10.24%
Total	44.731%	48.896%	9.31%
Property Taxes:			
City	1,251.85	1,354.60	102.75
HRA	2.05	2.38	0.33
EDA	37.48	33.13	(4.35)
Total	1,291.38	1,390.11	\$ 98.73
			7.65%



DISCUSSION

Staff needs direction of the final levy and budgets.

CAPITAL IMPROVEMENT PLAN 2025 - 2034



City of North St. Paul, Minnesota

extraordinary.



City of North Saint Paul

Facility Analysis and Master Planning

Draft Report

North St. Paul, MN

October 2024



Prioritization Categories

Priority 1 (0 - 2 years)

Life Safety Issue	As noted by Fire Marshal/Life Safety Officials
Deterioration Item	Further deterioration will create higher future repair costs or will damage other areas in the building
Health Issue	Rooms with no ventilation or items that do not meet state health code.
Accessibility Issue	Must be completed to provide access into the building, to the curriculum within the building, or to access a restroom or obtain a drink of water
Hazardous Materials	Item posing a significant impact on building occupants

Priority 2 (2 - 5 years)

Energy Issue	Item or system upgrade that results in a payback in 10 years or less
Deterioration Item	Material or system that currently functions but will require replacement or maintenance within 5 years
Health Issue	Inadequate exhaust and ventilation in lab environments and other areas lacking adequate ventilation
Accessibility Issue	Modificaiton required to meet state code guidelines
Hazardous Materials	Removal of items affected by other changes occurring in priority 2.
Modernization	Modification required to support future modernizations

Priority 3 (6 - 10 years)

Energy Issue	Item or system upgrade that results in a payback in more than 10 years
Deterioration Item	Material or system that currently functions but will require replacement or maintenance within 6 to 10 years
Health Issue	Non-tagged items that do not meet state health code requirements
Hazardous Materials	Removal of items affected by other changes occurring in priority 3.

Priority 4 (would like to do within 10 years)

Aesthetic	Item which impacts the visual environment
Hazardous Materials	Removal of items affected by other changes occurring in priority 4.



Facility Analysis Summary by Building

City of North St. Paul
Facility Assessment
242086
11/18/2024

	Sum of Inflated Project Cost
Community Center	
Accessibility	\$20,735
Exterior	\$1,462,832
Interior	\$309,229
Mechanical System	\$4,660,261
Site	\$1,024
Electrical System	\$216,827
Technology	\$114,316
Community Center Total	\$6,785,224
Public Works	
Accessibility	\$7,512
Exterior	\$2,578,271
Interior	\$391,209
Mechanical Systems	\$1,171,416
Site	\$353,841
Electrical System	\$362,144
Technology	\$98,253
Public Works Total	\$4,962,647
City Hall, Fire, and Police	
Accessibility	\$9,270
Exterior	\$945,958
Interior	\$921,402
Mechanical Systems	\$1,066,702
Site	\$244,986
Electrical System	\$171,281
Technology	\$588,992
City Hall, Fire, and Police Total	\$3,948,591
City Hall Trash Building	
Exterior	\$4,242
City Hall Trash Building Total	\$4,242
Casey Park Booya Building	
Exterior	\$5,521
Interior	\$5,115
Electrical System	\$3,657
Technology	\$12,872



Facility Analysis Summary by Building

City of North St. Paul
Facility Assessment
242086
11/18/2024

	Sum of Inflated Project Cost
Casey Park Booya Building Total	\$27,164
Casey Park Event Building	
Interior	\$30,223
Electrical System	\$2,865
Technology	\$12,872
Casey Park Event Building Total	\$45,960
Casey Park Open Air Shelter	
Exterior	\$1,119
Casey Park Open Air Shelter Total	\$1,119
Hause Park Building	
Accessibility	\$2,557
Mechanical Systems	\$7,095
Electrical System	\$1,279
Technology	\$30,411
Hause Park Building Total	\$41,342
Hause Open Air Shelter	
Exterior	\$3,037
Hause Open Air Shelter Total	\$3,037
Northwood Park Building	
Exterior	\$26,852
Interior	\$77,129
Mechanical Systems	\$11,378
Site	\$3,357
Electrical System	\$8,116
Northwood Park Building Total	\$126,831
Northwood Park Open Air Shelter	
Exterior	\$7,512
Northwood Park Open Air Shelter Total	\$7,512
McKnight Concession Stand Building	
Accessibility	\$162,872
Exterior	\$126,927
Interior	\$30,717
Site	\$127,868
McKnight Concession Stand Building Total	\$448,384
McKnight Baseball Pressbox	
Accessibility	\$159,835



Facility Analysis Summary by Building

City of North St. Paul
Facility Assessment
242086
11/18/2024

	Sum of Inflated Project Cost
Exterior	\$57,192
Site	\$96,860
McKnight Baseball Pressbox Total	\$313,887
Batting Cage Building	
Exterior	\$20,938
Batting Cage Building Total	\$20,938
McKnight Garage	
Exterior	\$66,407
McKnight Garage Total	\$66,407
Well #1 Building	
Electrical Systems	\$16,077
Exterior	\$33,287
Interior	\$6,436
Mechanical Systems	\$31,557
Well #1 Building Total	\$87,357
Well #2 Building	
Electrical Systems	\$12,081
Exterior	\$30,028
Interior	\$3,218
Mechanical Systems	\$32,776
Site	\$4,016
Well #2 Building Total	\$82,120
Well #3 Building	
Electrical Systems	\$12,081
Exterior	\$46,759
Interior	\$4,388
Mechanical Systems	\$9,102
Well #3 Building Total	\$72,331
Well #4 Building	
Electrical Systems	\$12,081
Exterior	\$44,928
Interior	\$3,803
Mechanical Systems	\$22,642
Well #4 Building Total	\$83,455
Well #5 Building	
Electrical Systems	\$12,081



Facility Analysis Summary by Building

City of North St. Paul
Facility Assessment
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	Sum of Inflated Project Cost
Exterior	\$20,022
Interior	\$8,951
Mechanical Systems	\$32,126
Site	\$11,508
Well #5 Building Total	\$84,689
Mcknight Field Concessions	
Mechanical Systems	\$50,470
Electrical System	\$51,054
Mcknight Field Concessions Total	\$101,524
Mcknight Pressbox	
Mechanical Systems	\$31,544
Mcknight Pressbox Total	\$31,544
Seppala Boulevard Trash Building	
Exterior	\$127,987
Site	\$160
Seppala Boulevard Trash Building Total	\$128,147
Silver Lake Building	
Accessibility	\$1,279
Mechanical Systems	\$11,016
Electrical System	\$5,593
Technology	\$89,987
Silver Lake Building Total	\$107,875
Silver Lake Open Air Shelter	
Exterior	\$1,758
Silver Lake Open Air Shelter Total	\$1,758
Well #2 Generator Building	
Exterior	\$69,379
Mechanical Systems	\$1,339
Site	\$2,779
Electrical System	\$141,737
Well #2 Generator Building Total	\$215,234
Well #5 Generator Building	
Exterior	\$8,491
Interior	\$2,078
Mechanical Systems	\$6,693
Electrical System	\$141,737



**Facility Analysis
Summary by Building**

**City of North St. Paul
Facility Assessment**
242086
11/18/2024

	Sum of Inflated Project Cost
Well #5 Generator Building Total	\$158,999
Grand Total	\$17,958,317



Facility Analysis Summary by Building

City of North St Paul
Facility Assessment
242086
11/18/2024

	Inflated Project Costs	Priorities	Years
Community Center			
Accessibility			
Add one grab bar to bring restroom into compliance with ADA at 120 - Toilet	\$2,398	4	2034
Remove 1 non ADA sink and replace with ADA compliant sink at 117 - Activity Room	\$2,650	1	2026
Add grab bars to create ambulatory stall at 118 - Men's Toilet	\$3,533	1	2026
Add grab bars to create ambulatory stall at 120 - Women's Toilet	\$2,650	1	2026
Add stair extensions to meet current code at 107 - Mechanical	\$3,197	4	2034
Provide infill pieces at running track guardrail to limit clear opening to under 4"	\$6,309	1	2026
Accessibility Total	\$20,735	2	2029
Exterior			
Repaint scuffed existing door frames (exterior) at 100 - Vestibule	\$8,951	4	2034
Remove and replace existing damaged storefront system at 111 - Delivery	\$6,813	1	2026
Remove and replace all aging glazing systems with storefront systems	\$470,759	1	2026
Replace all exterior doors set in storefront systems	\$19,179	1	2026
Remove damaged and aging EIFS and replace with metal panel siding.	\$291,464	1	2026
Scrape and paint all exterior doors	\$3,676	4	2034
Scrape and paint all lintels	\$3,357	4	2034
Tuckpoint aging brick	\$9,463	1	2026
Remove original 1991 built up roof and insulation and replace with built up EPDM roof system	\$649,170	1	2026
Exterior Total	\$1,462,832	2	2029
Interior			
Repaint scuffed existing door frames (interior) at 100 - Vestibule	\$4,795	4	2034
Remove and replace damaged walk off carpet tiles with new walk off carpet tiles at 100 - Vestibule	\$3,516	4	2034
Repaint scuffed existing door frame at 127 - Janitor	\$480	4	2034
Replace water damaged gyp ceiling with new gyp ceiling at 102 - Commons	\$1,439	4	2034
Repaint damaged paint on concrete ceiling at 102 - Commons	\$799	4	2034
Remove and replace corroded drinking fountain with new drinking fountain at 102 - Commons	\$4,417	2	2028
Repaint scuffed existing door frames at 125 - Men's Lockers	\$2,398	4	2034
Remove damaged caulk and recaulk all showers at 132 - Women's Lockers	\$2,398	4	2034
Repaint scuffed existing door frames at 132 - Women's Lockers	\$480	4	2034
Replace damaged wall tile with new wall tile at 132 - Women's Lockers	\$1,918	4	2034
Repaint scuffed existing door frames at 121 - Game Room	\$480	4	2034
Repaint damaged walls at 123 - Library	\$2,078	4	2034
Repair corner and provide a cornerguard at damaged corner at 123 - Library	\$1,439	4	2034
Replace scratched and damaged metal casework at 123 - Library	\$1,758	4	2034
Replace knicked PLAM base cabinets with new PLAM base cabinets at 123 - Library	\$3,516	4	2034
Replace damaged wood door with new wood door at 123 - Library	\$2,238	4	2034
Repaint damaged gyp wall at 123 - Library	\$1,119	4	2034
Provide new door hardware for new wood door 123 - Library	\$1,439	4	2034
Repaint scuffed and damaged walls in offices 102 - Offices	\$5,115	4	2034
Remove and replace damaged blinds at 118 - Meeting Rooms	\$6,234	4	2034
Remove and replace damaged carpet tiles with new carpet tiles at 118 - Meeting Rooms	\$3,037	4	2034
Repaint scuffed existing door frames at 118 - Meeting Rooms	\$2,398	4	2034
Repaint scuffed existing door frames at 114 - Janitor	\$480	4	2034
Remove and replace damaged walk off carpet tiles with new walk off carpet tiles at 101 - Vestibule	\$799	4	2034
Repaint scuffed existing door frames at 117 - Activity Room	\$480	4	2034
Repaint scuffed existing door frames at 118 - Men's Toilet	\$480	4	2034
Repaint scuffed existing door frames at 120 - Women's Toilet	\$480	4	2034
Repaint scuffed existing door frames at 104 - Lobby	\$1,598	4	2034
Repaint scuffed and scratched stair railings at 104 - Lobby	\$639	4	2034
Add stair extensions to meet current code at 104 - Lobby	\$3,197	4	2034
Repaint scuffed existing door frames at 103 - Gymnasium	\$2,398	4	2034
Repaint scuffed and scratched stair railings at 106 - Storage	\$480	4	2034
Repaint scuffed existing door frames at 106a - Mechanical	\$480	4	2034



Facility Analysis Summary by Building

City of North St Paul
Facility Assessment
242086
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	Inflated Project Costs	Priorities	Years
Repaint scuffed existing door frames at 107 - Mechanical	\$320	4	2034
Remove and replace corroded drinking fountain with new drinking fountain at 200 - Exercise	\$4,417	2	2028
Remove and replace damaged carpet tiles with carpet tiles at 203- Office	\$959	4	2034
Remove and replace damaged carpet tiles with carpet tiles at 204 - Office	\$2,398	4	2034
Remove water damaged gypsum panel at Running Track, replace with gypsum and paint	\$2,717	4	2034
Remove existing gym floor and replace with new channel floor system	\$233,424	1	2026
Interior Total	\$309,229	4	2033
Mechanical System			
Replace domestic water heater.	\$33,465	2	2028
Replace HVAC systems serving gym space. Provide two (2) rooftop units - CV, gas heat, packaged DX condenser. Size one unit for normal occupancy and the other unit for event occupancy.			
Replace ductwork distribution system. Provide destratification fans. Cost includes power to new units and a structural allowance.	\$950,764	3	2031
Replace HVAC systems serving all spaces outside of the gym area. The current systems consist of RTU-3 installed in 2005 serving the library, twelve (12) R-22 heat pumps from 2008 serving all other spaces, a fluid cooler installed in 2008, AHU-1 installed in 1991, and RTU-1 installed in 2005.			
Provide new rooftop units - VAV, gas heat, packaged condenser. The library area shall be on its own dedicated RTU. Cost includes new duct distribution system, hydronic distribution system, ceiling replacement, lighting replacement, power to new units, and a structural allowance.	\$2,543,322	2	2028
Provide full replacement of building automation system.	\$441,735	2	2028
Replace water softener	\$26,772	2	2028
Replace exhaust fans.	\$66,930	2	2028
Insulate bare hydronic piping in the mechanical room.	\$37,853	1	2026
Provide new high-efficiency gas-fired boiler plant.	\$559,422	4	2034
Mechanical System Total	\$4,660,261	2	2029
Site			
Remove and replace 2 damaged sidewalk tiles (40 sf)	\$1,024	3	2031
Site Total	\$1,024	3	2031
Electrical System			
The lighting should be replaced with energy LED style units with Low Voltage controls. The Gymnasium lights have recently been replaced.	\$182,693	3	2031
Replace the parking lot area lighting fixtures with more efficient LED light fixtures.	\$18,740	2	2028
Assess the condition of the emergency power system. Provide required maintenance.	\$4,685	2	2028
Assess the location of the area-wide networking system and whether or not this is an ideal secure location. Study move of the technology main closet (add high secure space)	\$6,693	2	2028
The service electrical equipment is in good condition. Assess the demanded load for capacity and future expansion. Study and assess Electrical service.	\$4,016	2	2028
Electrical System Total	\$216,827	2	2029
Technology			
Replace security cameras in the interior. (14 Years old)	\$94,237	2	2028
Provide selective new access control to tie into central system (included at City Hall project).			
Assume approximately 5 locations initially.	\$20,079	2	2028
Technology Total	\$114,316	2	2028
Community Center Total	\$6,785,224		2031
Public Works			
Accessibility			
Remove and replace sinks with ADA height sinks and countertops.	\$7,512	4	2034
Accessibility Total	\$7,512	4	2034
Exterior			
Acid wash masonry around building to remove salt discoloration.	\$13,164	3	2031
Remove and replace flashing to repair water leak issues.	\$858	1	2025
Repair holes from equipment screen roof penetrations.	\$4,410	1	2025



Facility Analysis
Summary by Building

City of North St Paul
Facility Assessment
242086
11/18/2024

	Inflated Project Costs	Priorities	Years
Remove and replace Bifold and OH garage doors.	\$60,237	2	2028
Remove portion of caulking at precast wall and recaulk.	\$123	1	2025
Remove dirt bay masonry units and replace with cast in place concrete bay.	\$482,062	4	2034
Remove and replace salt shed metal fascia/ coping.	\$2,238	4	2034
The built up ballasted roof system (2003) should be replaced in the next 5 years. It is nearing the end of its' 25 year lifespan.	\$2,015,181	3	2031
Exterior Total	\$2,578,271	2	2029
Interior			
Paint all interior walls.	\$145,686	3	2031
Remove and replace upper and lower casework and countertops.	\$17,406	3	2031
Remove and replace ACT ceiling including all hangers and grid.	\$33,350	3	2031
Paint all steel bollards.	\$2,398	4	2034
Remove and replace all vinyl base in the office area.	\$3,346	2	2028
Remove and replace hydrolic lift in shop to meet 15000 lb capacity	\$122,500	1	2025
Repair precast panel joints at areas of water/ moisture leaking.	\$535	2	2028
Repair minor cracks in the mezzanine concrete floor.	\$19,180	4	2034
Remove blinds in the offices with roller blinds.	\$8,776	3	2031
Replace windows that have drafts.	\$38,031	3	2031
Interior Total	\$391,209	3	2030
Mechanical Systems			
Clean ductwork and grilles	\$85,750	1	2025
Replace pumps	\$26,329	3	2031
Replace water heater	\$36,568	3	2031
Replace aging infrared heaters	\$87,763	3	2031
Replace air handlers and VAV boxes	\$143,346	3	2031
Replace make-up air units and exhaust fans	\$713,073	3	2031
Replace aging boilers	\$58,509	3	2031
Replace aging condensing units	\$20,079	2	2028
Mechanical Systems Total	\$1,171,416	3	2030
Site			
Remove and replace existing concrete walk.	\$7,021	3	2031
Remove brick on retaining wall and replace.	\$2,818	1	2025
Remove precast retaining wall cap and replace.	\$9,188	1	2025
Remove and replace asphalt in parking lot, and repaint striping lines.	\$334,815	3	2031
Site Total	\$353,841	2	2028
Electrical System			
Provide new generator for full building backup & life safety branch	\$259,632	3	2031
Provide additional receptacles and replace some exiting ones with GFCI.	\$11,913	2	2028
Replace existing receptacles with GFCI.	\$3,430	1	2025
Provide more emergency lighting units at garage floor	\$3,675	1	2025
Provide light at the top of stairs.	\$368	1	2025
Provide photocells at mezzanine, near windows.	\$1,606	2	2028
Revise data cable installation outside of main data room.	\$5,622	2	2028
Replace fire alarm system.	\$75,898	2	2028
Electrical System Total	\$362,144	2	2027
Technology			
Replace security cameras in the interior and exterior. (12 Years old)	\$35,339	2	2028
Provide selective new access control to tie into central system (included at City Hall project).			
Assume approximately 5 locations initially.	\$20,079	2	2028
Replace structured cabling throughout the facility.	\$42,836	4	2034
Technology Total	\$98,253	3	2030
Public Works Total	\$4,962,647	2	2029
City Hall, Fire, and Police			
Accessibility			



Facility Analysis Summary by Building

City of North St Paul
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242086
11/18/2024

	Inflated Project Costs	Priorities	Years
Remove and replace sinks with ADA height sinks and countertops.	\$5,115	4	2034
Add grab bars to create ambulatory toilet stalls.	\$2,557	4	2034
Add ADA shower benches to locker room showers.	\$1,598	4	2034
Install handicap actuators on council chambers doors to meet ADA.	\$0	4	2034
Accessibility Total	\$9,270	4	2034
Exterior			
Remove and replace hollow metal doors and frames.	\$35,803	4	2034
Acid wash masonry around building to remove salt discoloration.	\$4,388	3	2031
Remove and replace OH Door seals .	\$639	4	2034
Remove and replace OH Doors.	\$131,644	3	2031
Remove and replace flashing to repair water leak issues.	\$1,103	1	2025
Remove and replace damaged masonry units on east side of Fire station.	\$2,398	4	2034
Paint steel lintel above OH door that has been scraped.	\$160	4	2034
The built up ballasted roof system (2003) should be replaced in the next 5 years. It is nearing the end of its' 25 year lifespan.	\$740,374	2	2028
The standing seam metal roof systems (2003) should be replaced in the next 5 years. It is nearing the end of its' 25 year lifespan.	\$29,449	2	2028
Exterior Total	\$945,958	3	2031
Interior			
Paint all interior walls.	\$219,133	4	2034
Remove and replace carpet including all adhesives and tack strips.	\$339,649	4	2034
Remove and replace epoxy garage floor finish.	\$112,629	3	2031
Remove and replace vinyl wall covering up to 4' AFF.	\$1,758	4	2034
Remove and replace ballistic rated glass.	\$7,672	4	2034
Remove and replace upper and lower casework and countertops.	\$60,906	2	2028
Patch and paint wall scuffs.	\$293	3	2031
Remove and replace room signage tags.	\$1,598	4	2034
Remove and replace ACT ceiling including all hangers and grid.	\$124,991	4	2034
Remove and replace Fire floor water access doors.	\$4,016	2	2028
Remove and replace fire shower ceramic tile.	\$3,364	3	2031
Remove and replace council chambers acoustic wall panels.	\$28,131	4	2034
Remove and replace VCT flooring.	\$13,906	4	2034
Paint scuffed HM frame.	\$3,357	4	2034
Interior Total	\$921,402	4	2033
Mechanical Systems			
Replace aging air handlers and VAV boxes	\$523,688	1	2025
Replace aging make-up air units and exhaust fans	\$234,343	1	2025
Clean ductwork and grilles	\$55,284	2	2028
Replace aging CRAC units	\$36,750	1	2025
Replace two aging boilers	\$49,000	1	2025
Replace pumps	\$6,024	2	2028
Replace water heater	\$16,732	2	2028
Replace aging infrared heaters	\$73,136	3	2031
Replace rusty cabinet unit heater in front entry	\$3,346	2	2028
Replace rusted floor water boxes in the apparatus bay	\$26,772	2	2028
Replace aging flammable waste traps	\$40,158	2	2028
Replace leaking soap pipe near police garage	\$1,470	1	2025
Mechanical Systems Total	\$1,066,702	2	2027
Site			
Remove and replace retaining wall mortar and caulking joints.	\$439	3	2031
Remove and replace concrete aprons and curbs.	\$244,547	4	2034
Site Total	\$244,986	4	2033
Electrical System			
Provide exterior egress lighting at one door and provide battery backup at each personnel exit	\$5,023	1	2025
Provide life safety branch.	\$54,344	4	2034



Facility Analysis
Summary by Building

City of North St Paul
Facility Assessment
242086
11/18/2024

	Inflated Project Costs	Priorities	Years
Replace 1x4 parabolic fixtures in lobby.	\$15,126	2	2028
Provide exit signage and interior emergency egress lighting in storage room.	\$490	1	2025
Provide additional receptacles in offices, courtroom, etc.	\$15,983	4	2034
Replace fire alarm system.	\$80,315	2	2028
Electrical System Total	\$171,281	2	2029
Technology			
Audio/ visual syetems should be replaced in the City Council Chambers.	\$175,526	3	2031
Audio/ visual syetems should be replaced in the Training Room.	\$66,930	2	2028
Audio/ visual syetems should be replaced in the Meeting Rooms.	\$69,607	2	2028
Replace security cameras on exterior and interior. (16 to 2 Years old)	\$17,669	2	2028
Provide a centralized access control system for selective doors as designed by TCH. Cost includes electrical connections (approx. 7) and all other software, hardware, and combination of lock and tech. systems for a complete solution.	\$71,295	1	2025
Replace structured cabling throughout the facility.	\$187,966	4	2034
Technology Total	\$588,992	2	2029
City Hall, Fire, and Police Total	\$3,948,591	3	2030
City Hall Trash Building			
Exterior			
Remove precast wall cap and replace.	\$4,242	3	2031
Exterior Total	\$4,242	3	2031
City Hall Trash Building Total	\$4,242	3	2031
Casey Park Booya Building			
Exterior			
Reseal the underside of the wood ceiling soffit.	\$3,364	3	2031
Patch hardie board holes in siding.	\$585	3	2031
Remove and replace portion of metal downspout that has been damaged.	\$1,279	4	2034
Patch damaged concrete block as base of building.	\$293	3	2031
Exterior Total	\$5,521	3	2032
Interior			
Paint all interior walls.	\$5,115	4	2034
Interior Total	\$5,115	4	2034
Electrical System			
Replace aging load center at booya building.	\$2,194	3	2031
Provide occupancy sensors at booya.	\$878	3	2031
Provide exterior emergency egress lighting.	\$585	3	2031
Electrical System Total	\$3,657	3	2031
Technology			
Replace security cameras in the interior and exterior. (8 Years old)	\$12,872	3	2031
Technology Total	\$12,872	3	2031
Casey Park Booya Building Total	\$27,164	3	2032
Casey Park Event Building			
Interior			
Paint all interior walls.	\$6,234	4	2034
Reseal the underside of the wood ceiling soffit.	\$15,358	3	2031
Remove and replace vinyl wall covering.	\$8,631	4	2034
Interior Total	\$30,223	4	2033
Electrical System			
Provide exterior emergency egress lighting.	\$2,573	1	2025
Provide occupancy sensors.	\$293	3	2031
Electrical System Total	\$2,865	2	2028
Technology			



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	Inflated Project Costs	Priorities	Years
Replace security cameras in the interior and exterior. (8 Years old)	\$12,872	3	2031
Technology Total	\$12,872	3	2031
Casey Park Event Building Total	\$45,960	3	2031
Casey Park Open Air Shelter			
Exterior			
Prep and paint entire shelter.	\$1,119	4	2034
Exterior Total	\$1,119	4	2034
Casey Park Open Air Shelter Total	\$1,119	4	2034
Hause Park Building			
Accessibility			
Remove and replace kitchen sink to meet ADA height for sink.	\$2,557	4	2034
Accessibility Total	\$2,557	4	2034
Mechanical Systems			
Replace water heater	\$6,693	2	2028
Provide a return grille	\$402	2	2028
Mechanical Systems Total	\$7,095	2	2028
Electrical System			
Add wall switch sensor.	\$639	4	2034
Add vacancy sensors to interior rooms.	\$639	4	2034
Electrical System Total	\$1,279	4	2034
Technology			
Replace security cameras on the exterior. (9 Years old)	\$6,436	3	2031
Provide extension of fiber backbone underground to building. ISP and switches to be evaluated	\$23,975	4	2034
Technology Total	\$30,411	4	2033
Hause Park Building Total	\$41,342	3	2032
Hause Open Air Shelter			
Exterior			
Prep and paint entire shelter.	\$3,037	4	2034
Exterior Total	\$3,037	4	2034
Hause Open Air Shelter Total	\$3,037	4	2034
Northwood Park Building			
Exterior			
Remove and replace roof shingles and metal coping.	\$26,852	4	2034
Exterior Total	\$26,852	4	2034
Interior			
Paint all interior walls.	\$2,238	4	2034
Remove and replace windows.	\$6,143	3	2031
Remove and replace HM door and frames.	\$50,025	3	2031
Remove and replace rubber floor mats.	\$18,723	3	2031
Interior Total	\$77,129	3	2032
Mechanical Systems			
Replace water heater	\$4,685	2	2028
Repair underground water pipe to drinking fountain	\$6,693	2	2028
Mechanical Systems Total	\$11,378	2	2028
Site			
Remove and replace concrete walkway.	\$3,357	4	2034
Site Total	\$3,357	4	2034
Electrical System			



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	Inflated Project Costs	Priorities	Years
Replace aging service entrance panelboard	\$2,925	3	2031
Provide occupancy sensors throughout building.	\$639	4	2034
Replace aging interior lighting	\$1,918	4	2034
Replace aging receptacles.	\$2,633	3	2031
Electrical System Total	\$8,116	4	2033
Northwood Park Building Total	\$126,831	3	2032
Northwood Park Open Air Shelter			
Exterior			
Prep and paint entire shelter.	\$7,512	4	2034
Exterior Total	\$7,512	4	2034
Northwood Park Open Air Shelter Total	\$7,512	4	2034
McKnight Concession Stand Building			
Accessibility			
Add grab bars to create ambulatory toilet stalls.	\$2,557	4	2034
Add concrete ramps to allow for accessible access to public restrooms.	\$480	4	2034
Add elevator to allow for accessible access to upper level.	\$159,835	4	2034
Accessibility Total	\$162,872	4	2034
Exterior			
Acid wash masonry around building to remove salt discoloration.	\$0	4	2034
Remove and replace roof shingles and metal coping.	\$58,180	4	2034
Remove and replace windows.	\$27,499	3	2031
Remove and replace HM door and frames.	\$24,574	3	2031
Remove and replace coiling doors including all tracks, etc.	\$16,675	3	2031
Exterior Total	\$126,927	3	2032
Interior			
Remove and replace carpet including all adhesives and tack strips.	\$731	3	2031
Remove and replace upper and lower casework and countertops.	\$11,702	3	2031
Remove and replace countertops.	\$14,335	3	2031
Remove and replace ceiling mounted light fixtures.	\$3,949	3	2031
Interior Total	\$30,717	3	2031
Site			
Remove and replace asphalt in park.	\$127,868	4	2034
Site Total	\$127,868	4	2034
McKnight Concession Stand Building Total	\$448,384	3	2032
McKnight Baseball Pressbox			
Accessibility			
Add elevator to allow for accessible access to upper level.	\$159,835	4	2034
Accessibility Total	\$159,835	4	2034
Exterior			
Remove and replace windows.	\$2,925	3	2031
Remove and replace coiling doors including all tracks, etc.	\$25,012	3	2031
Remove and replace wood stairs with composite decking stairs.	\$29,254	3	2031
Exterior Total	\$57,192	3	2031
Site			
Remove and replace asphalt.	\$95,901	4	2034
Remove and replace concrete apron.	\$959	4	2034
Site Total	\$96,860	4	2034
McKnight Baseball Pressbox Total	\$313,887	4	2033
Batting Cage Building			
Exterior			



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	Inflated Project Costs	Priorities	Years
Remove and replace windows.	\$7,512	4	2034
Remove and replace HM door and frames.	\$13,426	4	2034
Exterior Total	\$20,938	4	2034
Batting Cage Building Total	\$20,938	4	2034
McKnight Garage			
Exterior			
Remove and replace roof shingles and metal coping.	\$30,424	3	2031
Replace exterior walls and wood studs.	\$14,042	3	2031
Remove and replace OH Door including all tracks, etc.	\$21,941	3	2031
Exterior Total	\$66,407	3	2031
McKnight Garage Total	\$66,407	3	2031
Well #1 Building			
Electrical Systems			
Replace aging service entrance panelboard	\$3,657	3	2031
Replace aging receptacles	\$3,511	3	2031
Replace fluoride room lighting	\$480	4	2034
Replace exterior lighting	\$7,992	4	2034
Add vacancy sensors to interior rooms	\$439	3	2031
Electrical Systems Total	\$16,077	3	2032
Exterior			
Acid wash masonry around building to remove salt discoloration.	\$1,874	2	2028
Remove and replace damaged brick on exterior.	\$2,008	2	2028
Paint HM doors, louvers, and frames.	\$18,061	4	2034
Remove and replace metal downspout that has been damaged.	\$1,170	3	2031
Remove and replace built up roof.	\$10,173	2	2028
Exterior Total	\$33,287	3	2030
Interior			
Paint all interior walls.	\$3,949	3	2031
Remove and replace epoxy floor finish.	\$2,487	3	2031
Interior Total	\$6,436	3	2031
Mechanical Systems			
Replace exhaust fans	\$9,370	2	2028
Provide new electric heater	\$1,339	2	2028
Replace floor drain grate	\$402	2	2028
Provide caulk around gas meter pipe	\$368	1	2025
Provide VFD on well pump	\$20,079	2	2028
Mechanical Systems Total	\$31,557	2	2027
Well #1 Building Total	\$87,357	3	2030
Well #2 Building			
Electrical Systems			
Replace aging service entrance panelboard	\$3,657	3	2031
Replace aging receptacles	\$3,511	3	2031
Replace fluoride room lighting	\$480	4	2034
Replace exterior lighting	\$3,996	4	2034
Add vacancy sensors to interior rooms	\$439	3	2031
Electrical Systems Total	\$12,081	3	2032
Exterior			
Remove and replace HM door and frames.	\$12,287	3	2031
Remove and replace metal downspout that has been damaged.	\$1,279	4	2034
Remove and replace built up roof.	\$16,463	4	2034
Exterior Total	\$30,028	4	2033



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	Inflated Project Costs	Priorities	Years
Interior			
Remove and replace epoxy floor finish.	\$3,218	3	2031
Interior Total	\$3,218	3	2031
Mechanical Systems			
Replace exhaust fans	\$9,370	2	2028
Provide new electric heater	\$2,925	2	2028
Replace floor drain grate	\$402	2	2028
Provide VFD on well pump	\$20,079	2	2028
Mechanical Systems Total	\$32,776	2	2028
Site			
Replace concrete steps.	\$4,016	2	2028
Site Total	\$4,016	2	2028
Well #2 Building Total	\$82,120	3	2031
Well #3 Building			
Electrical Systems			
Replace aging service entrance panelboard	\$3,657	3	2031
Replace aging receptacles	\$3,511	3	2031
Replace fluoride room lighting	\$480	4	2034
Replace exterior lighting	\$3,996	4	2034
Add vacancy sensors to interior rooms	\$439	3	2031
Electrical Systems Total	\$12,081	3	2032
Exterior			
Acid wash masonry around building to remove salt discoloration.	\$2,409	2	2028
Remove and replace HM door and frames.	\$12,287	3	2031
Remove and replace wood trim around windows.	\$439	3	2031
Infill windows with masonry units.	\$8,776	3	2031
Remove and replace damaged concrete block.	\$5,266	3	2031
Remove and replace built up roof.	\$17,582	4	2034
Exterior Total	\$46,759	3	2031
Interior			
Remove and replace epoxy floor finish.	\$4,388	3	2031
Interior Total	\$4,388	3	2031
Mechanical Systems			
Replace exhaust fans	\$4,685	2	2028
Provide new electric heater	\$1,339	2	2028
Replace floor drain grate	\$402	2	2028
Replace motorized dampers and actuators	\$2,677	2	2028
Mechanical Systems Total	\$9,102	2	2028
Well #3 Building Total	\$72,331	3	2031
Well #4 Building			
Electrical Systems			
Replace aging service entrance panelboard	\$3,657	3	2031
Replace aging receptacles	\$3,511	3	2031
Replace fluoride room lighting	\$480	4	2034
Replace exterior lighting	\$3,996	4	2034
Add vacancy sensors to interior rooms	\$439	3	2031
Electrical Systems Total	\$12,081	3	2032
Exterior			
Remove and replace HM door and frames.	\$8,191	3	2031
Remove and replace damaged brick on exterior.	\$2,409	2	2028
Remove and replace asphalt shingles and metal coping.	\$34,193	2	2026



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	Inflated Project Costs	Priorities	Years
Prep and paint exterior columns.	\$134	2	2028
Exterior Total	\$44,928	2	2028
Interior			
Remove and replace epoxy floor finish.	\$3,803	3	2031
Interior Total	\$3,803	3	2031
Mechanical Systems			
Provide VFD on well pump	\$20,079	2	2028
Repair motorized damper and actuator	\$1,225	1	2025
Reroute flouride vent	\$1,339	2	2028
Mechanical Systems Total	\$22,642	2	2027
Well #4 Building Total	\$83,455	3	2030
Well #5 Building			
Electrical Systems			
Replace aging service entrance panelboard	\$3,657	3	2031
Replace aging receptacles	\$3,511	3	2031
Replace fluoride room lighting	\$480	4	2034
Replace exterior lighting	\$3,996	4	2034
Add vacancy sensors to interior rooms	\$439	3	2031
Electrical Systems Total	\$12,081	3	2032
Exterior			
Remove and replace HM door and frames.	\$13,426	4	2034
Paint louver frame.	\$439	3	2031
Remove and replace asphalt shingle roof.	\$6,158	2	2028
Exterior Total	\$20,022	3	2031
Interior			
Paint all interior walls.	\$3,996	4	2034
Remove and replace epoxy floor finish.	\$4,955	4	2034
Interior Total	\$8,951	4	2034
Mechanical Systems			
Replace exhaust fans	\$9,370	2	2028
Provide VFD on well pump	\$20,079	2	2028
Remove gas unit heater and gas meter	\$2,677	2	2028
Mechanical Systems Total	\$32,126	2	2028
Site			
Remove and replace asphalt drive.	\$11,508	4	2034
Site Total	\$11,508	4	2034
Well #5 Building Total	\$84,689	3	2031
Mcknight Field Concessions			
Mechanical Systems			
Replace kitchen hood and exhaust fan	\$18,926	1	2026
Provide ventilation air to the upstairs room	\$31,544	1	2026
Mechanical Systems Total	\$50,470	1	2026
Electrical System			
Replace aging service entrance panelboard	\$14,627	3	2031
Replace aging interior lighting.	\$15,358	3	2031
Provide exit signage.	\$505	1	2026
Provide exterior egress lighting at each exit.	\$379	1	2026
Remove and replace all receptacles, add GFCI to kitchen.	\$20,185	3	2031
Electrical System Total	\$51,054	2	2029



Facility Analysis
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	Inflated Project Costs	Priorities	Years
Mcknight Field Concessions Total	\$101,524	2	2028
Mcknight Pressbox			
Mechanical Systems			
Provide ventilation	\$31,544	1	2026
Mechanical Systems Total	\$31,544	1	2026
Mcknight Pressbox Total	\$31,544	1	2026
Seppala Boulevard Trash Building			
Exterior			
Remove and replace masonry walls.	\$105,169	3	2031
Remove and replace asphalt shingle roof including wood structure.	\$22,818	3	2031
Exterior Total	\$127,987	3	2031
Site			
Prep and paint metal bollards.	\$160	4	2034
Site Total	\$160	4	2034
Seppala Boulevard Trash Building Total	\$128,147	3	2032
Silver Lake Building			
Accessibility			
Add grab bars to create ambulatory toilet stalls.	\$1,279	4	2034
Accessibility Total	\$1,279	4	2034
Mechanical Systems			
Provide lav trap wrap	\$735	1	2025
Provide ceiling fans routed to the building exterior	\$8,575	1	2025
Clean EWC drain	\$368	1	2025
Provide caulking around plumbing fixtures	\$1,339	2	2028
Mechanical Systems Total	\$11,016	1	2026
Electrical System			
Provide occupancy sensors.	\$1,205	2	2028
Remove and replace aging receptacles.	\$2,194	3	2031
Replace service entrance panelboard	\$2,194	3	2031
Electrical System Total	\$5,593	3	2030
Technology			
Provide extension of fiber backbone underground to building. ISP and switches to be evaluated	\$89,987	4	2034
Technology Total	\$89,987	4	2034
Silver Lake Building Total	\$107,875	2	2029
Silver Lake Open Air Shelter			
Exterior			
Prep and paint entire shelter.	\$1,758	4	2034
Exterior Total	\$1,758	4	2034
Silver Lake Open Air Shelter Total	\$1,758	4	2034
Well #2 Generator Building			
Exterior			
Remove and replace damaged brick on exterior.	\$639	4	2034
Remove and replace built up roof and metal coping.	\$67,131	4	2034
Remove intake louver and reanchor into brick and caulk around it.	\$1,463	3	2031
Acid wash masonry around building to remove discoloration.	\$146	3	2031
Exterior Total	\$69,379	4	2033
Mechanical Systems			
Reattach sound attenuator	\$1,339	2	2028
Mechanical Systems Total	\$1,339	2	2028



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	Inflated Project Costs	Priorities	Years
Site			
Remove and replace concrete aprons.	\$2,779	3	2031
Site Total	\$2,779	3	2031
Electrical System			
Remove and replace generator.	\$121,405	3	2031
Add 200A feeder.	\$9,361	3	2031
Add 100A feeder.	\$1,902	3	2031
Add circuit breaker 100A, 12 cct	\$1,755	3	2031
Provide safety switch 100A.	\$1,463	3	2031
Provide safety switch 200A.	\$4,388	3	2031
Provide transformer handling 30kVA.	\$1,463	3	2031
Electrical System Total	\$141,737	3	2031
Well #2 Generator Building Total	\$215,234	3	2031
Well #5 Generator Building			
Exterior			
Remove and replace HM door and frames.	\$4,475	4	2034
Remove and replace asphalt shingle roof.	\$4,016	2	2028
Exterior Total	\$8,491	3	2031
Interior			
Paint all interior walls.	\$2,078	4	2034
Interior Total	\$2,078	4	2034
Mechanical Systems			
Replace exhaust fan	\$4,685	2	2028
Paint the exterior diesel storage tank	\$2,008	2	2028
Mechanical Systems Total	\$6,693	2	2028
Electrical System			
Remove and replace generator.	\$121,405	3	2031
Add 200A feeder.	\$9,361	3	2031
Add 100A feeder.	\$1,902	3	2031
Add circuit breaker 100A, 12 cct	\$1,755	3	2031
Provide safety switch 100A.	\$1,463	3	2031
Provide safety switch 200A.	\$4,388	3	2031
Provide transformer handling 30kVA.	\$1,463	3	2031
Electrical System Total	\$141,737	3	2031
Well #5 Generator Building Total	\$158,999	3	2031
Grand Total	\$17,958,317	3	2031



Facility Analysis Summary by Priority

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Building and Priority	Sum of Inflated Project Cost
Batting Cage Building	\$20,938
4	\$20,938
Casey Park Booya Building	\$27,164
3	\$20,771
4	\$6,393
Casey Park Event Building	\$45,960
1	\$2,573
3	\$28,523
4	\$14,865
Casey Park Open Air Shelter	\$1,119
4	\$1,119
City Hall Trash Building	\$4,242
3	\$4,242
City Hall, Fire, and Police	\$3,948,591
1	\$923,160
2	\$1,232,708
3	\$501,418
4	\$1,291,305
Community Center	\$6,785,224
1	\$1,733,266
2	\$3,269,507
3	\$1,134,481
4	\$647,970
Hause Open Air Shelter	\$3,037
4	\$3,037
Hause Park Building	\$41,342
2	\$7,095
3	\$6,436
4	\$27,811
McKnight Baseball Pressbox	\$313,887
3	\$57,192
4	\$256,695
McKnight Concession Stand Building	\$448,384
3	\$99,465
4	\$348,919
Mcknight Field Concessions	\$101,524
1	\$51,353



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3	\$50,171
McKnight Garage	\$66,407
3	\$66,407
Mcknight Pressbox	\$31,544
1	\$31,544
Northwood Park Building	\$126,831
2	\$11,378
3	\$80,449
4	\$35,004
Northwood Park Open Air Shelter	\$7,512
4	\$7,512
Public Works	\$4,962,647
1	\$233,118
2	\$234,655
3	\$3,938,650
4	\$556,225
Seppala Boulevard Trash Building	\$128,147
3	\$127,987
4	\$160
Silver Lake Building	\$107,875
1	\$9,678
2	\$2,543
3	\$4,388
4	\$91,266
Silver Lake Open Air Shelter	\$1,758
4	\$1,758
Well #1 Building	\$87,357
1	\$368
2	\$45,244
3	\$15,212
4	\$26,533
Well #2 Building	\$82,120
2	\$36,792
3	\$23,111
4	\$22,217
Well #2 Generator Building	\$215,234
2	\$1,339
3	\$146,125
4	\$67,770
Well #3 Building	\$72,331



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2	\$11,512
3	\$38,762
4	\$22,057
Well #4 Building	\$83,455
1	\$1,225
2	\$58,154
3	\$19,600
4	\$4,475
Well #5 Building	\$84,689
2	\$38,284
3	\$8,045
4	\$38,360
Well #5 Generator Building	\$158,999
2	\$10,709
3	\$141,737
4	\$6,553
Grand Total	\$17,958,317