

**June 16, 2026  
6:30 PM**

The City Council Meeting will be conducted on **June 16, 2026** at 6:30 p.m. in the City Council Chambers of 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. Pledge of Allegiance**

**III. Roll Call**

Council Member Nordby  
Council Member Woods  
Council Member McKenzie  
Council Member Schweer  
Mayor Monge

**IV. Adopt Agenda**

**V. Consent Agenda**

- A. June 2, 2026, workshop and regular meeting minutes
- B. General Claims \$1,522,226.76
- C. HRA Claims \$13,958.29
- D. EDA Claims \$55,776.81
- E. Tobacco Sale License Renewals for 2026-2027
- F. Liquor License Renewals for 2026-2027
- G. Resolution Accepting Donations - May 2026
- H. New Appointment to the Parks and Recreation Commission
- I. Approval to Complete Curb and Sidewalk Improvements on 7th Ave
- J. Relocation of Fiber Service from Community Center to Public Works Building

**VI. Meeting Open to the Public**

*This Open Forum is an opportunity for persons to address the City Council. A completed public comment form should be presented to the Assistant to City Manager prior to the meeting. Comments will be limited to 3 minutes per person. While the City Council may ask clarifying questions of the speaker, no formal action by the City Council or discussion will be held on these items.*

**VII. City Business Action Items & Recommendations**

- A. Variance Request - 2130 Cowern PI E
- B. Zoning Ordinance Text Amendment — Accessory Dwelling Units
- C. McKnight Athletic Complex Preliminary Design Development Professional Services Proposal
- D. 2026 Crack Sealing Project – Receive Bids and Award Contract

**VIII. Reports of City Manager & Departments**

**IX. Reports of Council Commissions & Committees**

**X. General Business**

**XI. Closed**

- A. The meeting will be closed under Minn. Stat. § 13D.05, subd. 3(c) to consider an offer regarding the sale of the property located at 2300 North St. Paul Drive.

**XII. Adjournment**

**Members may be participating by Interactive Technology.**

**The next regularly scheduled City Council meeting is July 7, 2026.**

**City of North Saint Paul**  
**June 2, 2026**  
**Proposed City Council Workshop Meeting Minutes**

**I. CALL TO ORDER**

Mayor Monge called the meeting to order at 5:15 p.m.

**II. ROLL CALL**

Present: Council Member Nordby  
Council Member Woods  
Council Member McKenzie  
Council Member Schweer arrived at 5:18 p.m.  
Mayor Monge

Staff: City Manager Brian Frandle, Assistant to the City Manager Jennie Kloos, City Engineer Morgan Dawley, and Public Works Director Ron Ritchie

**III. ADOPT AGENDA**

***On motion by Council Member McKenzie, seconded by Council Member Woods, with all present voting aye (5-0), motion carried to approve the agenda as submitted.***

**IV. TOPICS**

**A. Water Tower Update**

City Engineer Morgan Dawley presented this item and noted that the \$4.5 million originally slated for the community center was approved to be used for the water tower. He stated there has been a water storage deficiency in the north tower since approximately 2008. He described the recommended state standards regarding water storage and the increase in water demands. Mr. Dawley provided a high-level overview of the tower siting study, which was completed in 2020, that included potential types, locations, and costs of a new water tower.

Mr. Dawley described potential uses for the land around the water tower, including green space, a playground, and additional cellular towers. He stated that the plan would be to leave the old tower online until the new tower can be used in order to maintain water usage to residents.

Council Member Woods inquired about the timeline for the project. Mr. Dawley stated that the project from design to completion would take approximately two years. Mr. Dawley also added that there will be public engagements to keep residents informed.

Council Member Woods inquired about using a construction company with experience in water towers. Mr. Dawley stated that the contractor will need to show ability, capacity, references, and requirements to be considered for the contract. Mr. Dawley also added that specifications would be written into the contract regarding experience and proper knowledge of water tower construction.

Mayor Monge inquired about the water pressure with the new water tower. Mr. Dawley stated that the water pressure study determined there are lower pressure sites, but they are within the state standards, and there is no pressure deficiency in the City.

Council Member Nordby inquired if the water tower project could be revenue-generating. Mr. Dawley stated there would be room to increase the number of antennas, but that would be a conversation for a later date.

Council Member Nordby inquired about adequate water testing before usage. Mr. Dawley stated yes, all testing will be thorough and completed before the tower goes online.

Mr. Dawley suggested looking into particular details, such as graphics and design.

Mr. Frandle inquired about the study site and the potential for a larger water tower if the population were to increase. Mr. Dawley stated that an engineering study was done, and the 750,000-gallon water tower would be sufficient. Mr. Dawley noted that any changes will be looked at during the pre-design phase.

Mayor Monge inquired about the outbuildings. Public Works Director Ron Ritchie stated that the outbuildings will remain the same. Mr. Ritchie stated that future improvements will be taken into consideration during the construction process. Mr. Ritchie also explained the function of the SCADA (supervisory control and data acquisition) system.

Council Member McKenzie inquired about soil levels and the potential removal of the shelter at the location site. Mr. Dawley and Mr. Ritchie stated they did not know yet, and most questions or concerns can be addressed during the design process.

## **V. ADJOURNMENT.**

***On motion by Council Member Woods, seconded by Council Member McKenzie, with all present voting aye (5-0), meeting is adjourned at 6:21 p.m.***

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John Monge, Mayor

Attest: \_\_\_\_\_  
Brian Frandle, City Manager / Clerk



**City of North Saint Paul**  
**June 2, 2026**  
**Proposed Regular City Council Meeting Minutes**

**I. CALL TO ORDER**

Mayor Monge called the meeting to order at 6:30 p.m.

**II. THE PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**III. ROLL CALL**

Present: Council Member Nordby  
Council Member Woods  
Council Member McKenzie  
Council Member Schweer  
Mayor Monge

Staff: City Manager Brian Frandle, Assistant to the City Manager Jennie Kloos, Public Works Director Ron Ritchie, City Engineer Morgan Dawley and Community Development Director Ken Roberts

**IV. ADOPT AGENDA**

*On motion by Council Member Schweer, seconded by Council Member McKenzie, with all present voting aye (5-0), motion carried to approve the agenda as submitted.*

**V. APPROVAL OF CONSENT AGENDA**

Council Member Nordby requested that Consent Agenda Items E and G be removed and addressed under City Business.

*On motion by Council Member Nordby, seconded by Council Member Schweer, with all present voting aye (5-0), motion carried to approve the consent agenda as amended, Resolution No. 2026-055 consisting of:*

- A. May 19, 2026 workshop and regular meeting minutes
- B. General Claims \$653,735.00
- C. HRA Claims \$21,957.91
- D. No Change Policy **Resolution No. 2026-056**
- E. Special Event Permit – Church of St. Peter Bonfire **MOVED TO CITY BUSINESS**
- F. LMCIT Waiver for the Economic Development Authority Liability Insurance  
**Resolution No. 2026-058**
- G. Letter of Support for Highway 120 and Highway 36 Interchange **MOVED TO CITY BUSINESS**
- H. Teamsters Public and Law Enforcement Union Supplemental Agreement 2026  
“Summer Hours”

I. Approval of Training Room AV Project ***Resolution No. 2026-059***

**VI. MEETING OPEN TO PUBLIC**

***John Schmahl*** expressed his reaction to the power adjustment rate, not the actual rates, and expressed his concern regarding the pumping of Casey Lake.

**VII. CITY BUSINESS ACTION ITEMS & RECOMMENDATIONS**

Council Member Nordby requested that Consent Agenda items G and E be removed and addressed under General Business.

A. Special Event Permit – Church of St. Peter Bonfire (formerly Consent Agenda Item E)

Council Member Nordby requested that this item be pulled for clarification on whether the permit was free or paid, and what type of permits need to be approved by the City Council. Community Development Director Ken Roberts stated that this permit is before the City Council due to potential costs to the City. He stated the permit is at no cost because the church is a non-profit organization.

***On motion by Council Member Nordby, seconded by Council Member Schweer, with all present voting aye (5-0), motion carried to approve Resolution No. 2026-057, Approving a Special Event Permit for the Church of St. Peter's Nativity of St. John the Baptist Bonfire.***

B. Letter of Support for Highway 120 and Highway 36 Interchange (formerly Consent Agenda Item G)

Council Member Nordby requested clarification on what a letter of support means. City Engineer Morgan Dawley stated that a letter of support is a requirement to receive funding for the project and noted that surrounding municipalities are putting together letters of support.

Council Member Nordby inquired about the connection to the Gateway Trail. Mr. Dawley stated that the DNR is in charge of the Gateway Trail and was not included in the request for letters of support.

***On motion by Council Member Nordby, seconded by Council Member Woods, with all present voting aye (5-0), motion carried to approve letter of support for Washington County's Regional Solicitation application for Highway 120 and Highway 36 Interchange.***

C. Division Street Apartments – Resolution of Support

Mr. Roberts presented this item and stated that Mr. Evan Uribe is requesting a letter of support for a funding application he wishes to make to Ramsey County. He stated the purpose of the request is to apply for funding to assist with the purchase and renovation of the Division Street apartments located at 2726 and 2720 17<sup>th</sup> Avenue East and 2633 Division Street North.

Mr. Uribe described his vision for the apartments and noted that the process will be to renovate a few units at a time, so as not to displace any of the residents. The improvements will include a new high-efficiency boiler, water heaters, LED lighting, and a general refresh.

Council Member McKenzie inquired about exterior renovations. Mr. Uribe noted there is no plan to do any updates to the exterior except for potential window replacement, resurfacing the blacktop, and potential landscaping.

***On motion by Council Member Schweer, seconded by Council Member McKenzie, with all present voting aye (5-0), motion carried to approve Resolution No. 2026-060, Supporting 612 651 Properties, LLC's application for Ramsey County housing development program funding for the acquisition of Division Street apartments.***

#### D. Solid Waste, Recycling, and Yard Waste Collection Service

Mr. Roberts presented this item and provided updated information on the process. He stated the committee looked at the vendor proposals and agreed to award the contract to Tennis Solutions. The Tennis Solutions contract includes:

- Five-year term with 3 one-year extensions possible
- Garbage and recycling rates will have a 3 % increase each year
- No provisions for fuel surcharges
- City will continue with billing and customer service responsibilities
- Will provide each residential customer with six bulky waste and two appliance curb-side pick-ups at no additional charge
- City Attorney Brooksbank and Tennis Sanitation have reviewed and approved the proposed contract

City staff recommended that the City Council review and discuss the proposed contract as proposed by Tennis Sanitation.

Council Member Schweer inquired about tracking bulky item pick-ups. Mr. Frandle and Mr. Roberts stated they can bring it back to the City Council for more discussion once they have that plan in place.

***On motion by Council Member Schweer, and seconded by Council Member Nordby, with all present voting aye (5-0), motion carried to adopt Resolution No. 2026-061, Approving a contract with Tennis Sanitation for Solid Waste, Recycling, and Yard Waste Collection Services.***

### **VIII. REPORTS OF CITY MANAGER AND DEPARTMENTS**

City Manager Brian Frandle stated the MET Council report included the annual population. He noted that all departments are working on their budgets and will then move on to the CIP. City Hall began their summer hours. The Electric Department continues work at Northwood Park with the insulation of transformers and equipment. The Communications Department will dig up the time capsules on June 15<sup>th</sup> with an event date of June 25, 2026. Human Resources continues with new hires and postings, and the Finance Department is working on the cash payment policy regarding the discontinuation of the penny. The Police Department continues to work with body and dash cams and will have two officers on duty for the Car Show. The Public Works Department continues with the pond project, and the Fire Department's inspector position closes tomorrow, and had a record volume of calls for May.

## IX. REPORTS OF COUNCIL, COMMISSIONS & COMMITTEES

Council Member Nordby stated that the Planning Commission will meet on Thursday.

Council Member McKenzie stated that the EDA will meet on June 9, 2026.

Council Member Schweer stated that the Parks and Recreation Commission met last Wednesday and discussed projects for 2027.

Council Member Woods noted the Arts and Culture Commission will meet tomorrow night.

## X. GENERAL BUSINESS

Council Member Schweer expressed her appreciation to the History Museum for the story on her house and for the History Cruzers and Invisible Wounds Project car show events.

Council Member Nordby clarified the dates for the car shows. Mr. Frandle noted that the car show put on by the Invisible Wounds Project will be open to all years of cars.

Mayor Monge stated the public parking lot looks good and noted the electricians are at the student-built homes.

## VI. MEETING OPEN TO PUBLIC - continued

*Eileen Stever* requested a copy of a letter stating that the City is responsible for mowing her yard. Mr. Frandle stated he will look into this and contact her.

## XI. ADJOURNMENT

*There being no further business, on motion by Council Member Schweer, seconded by Council Member Nordby, with all present voting aye (5-0), Mayor Monge adjourned the meeting at 7:22 p.m.*

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John Monge, Mayor

Attest: \_\_\_\_\_  
Brian Frandle, City Manager / Clerk



| To                                     | Date          |
|----------------------------------------|---------------|
| Honorable Mayor Monge and City Council | June 16, 2026 |

**Agenda Placement # V.B**

Consent Agenda

**Subject**

General Claims \$1,522,226.76

**Background/Facts**

**Financial Impact**

**Recommended Action**

**Attachments**

1. 06-16-2026 AP COUNCIL PACKET

Respectfully submitted,  
Melissa Alicea, Finance Coordinator



**NORTH  
ST. PAUL**  
*extraordinary.*

## MEMORANDUM

TO: Mayor & Council Members  
FROM: Melissa Alicea - Finance Coordinator  
DATE: June 16, 2026  
SUBJECT: Recommendation of approval of GENERAL claims list.

### Claim Date

|                                   |                  |    |              |
|-----------------------------------|------------------|----|--------------|
| 6/12/2026 Payroll Statement       |                  | \$ | 326,438.39   |
|                                   | Payroll Subtotal | \$ | 326,438.39   |
| 6/17/2026 AP Check Register       | 151991-152101    | \$ | 563,261.05   |
| 6/17/2026 AP Drafts               | 002918-002922    | \$ | 632,366.16   |
| 6/17/2026 Lost Check Void/Reissue | 152102           | \$ | 161.16       |
|                                   | AP Subtotal      | \$ | 1,195,788.37 |
|                                   | Grand Total      | \$ | 1,522,226.76 |

Approved this 16th day of June 2026

/s/ John Monge, Mayor by Consent Resolution

/s/ Brian Frandle, City Manager/Clerk by Consent Resolution

PACKET: 07169 Regular Payments 6.16.26

VENDOR SET: 01

BANK : AP PREMIER BANK

\*\*\*\* CHECK LISTING \*\*\*\*

| VENDOR | NAME / I.D.                         | DESC               | CHECK<br>TYPE | CHECK<br>DATE | DISCOUNT | AMOUNT     | CHECK<br>NO# | CHECK<br>AMOUNT |
|--------|-------------------------------------|--------------------|---------------|---------------|----------|------------|--------------|-----------------|
| 1      | AZIZA EBRAHIM<br>I-202606022804     | AZIZA EBRAHIM:     | R             | 6/17/2026     |          | 200.00CR   | 151991       | 200.00          |
| 1      | CHRIS HERGENRADER<br>I-202606022805 | CHRIS HERGENRADER: | R             | 6/17/2026     |          | 400.00CR   | 151992       | 400.00          |
| 1      | JOYCE FALKENSTEIN<br>I-202606022806 | JOYCE FALKENSTEIN: | R             | 6/17/2026     |          | 200.00CR   | 151993       | 200.00          |
| 1      | KARA HAGLE<br>I-202606022807        | KARA HAGLE:        | R             | 6/17/2026     |          | 350.00CR   | 151994       | 350.00          |
| 1      | LYNNE JOHNSON<br>I-202606022808     | LYNNE JOHNSON:     | R             | 6/17/2026     |          | 200.00CR   | 151995       | 200.00          |
| 1      | MAI VANG<br>I-202606022809          | MAI VANG:          | R             | 6/17/2026     |          | 400.00CR   | 151996       | 400.00          |
| 1      | PA LEE<br>I-202606022810            | PA LEE:            | R             | 6/17/2026     |          | 200.00CR   | 151997       | 200.00          |
| 1      | ETHAN JOHNSON<br>I-202606022814     | ETHAN JOHNSON:     | R             | 6/17/2026     |          | 1,351.08CR | 151998       | 1,351.08        |
| 1      | JASON MALLINGER<br>I-202606022815   | JASON MALLINGER:   | R             | 6/17/2026     |          | 37.15CR    | 151999       | 37.15           |
| 1      | DONNA PRUDEN<br>I-202606042816      | DONNA PRUDEN:      | R             | 6/17/2026     |          | 400.00CR   | 152000       | 400.00          |
| 1      | KEVIN NETZER<br>I-202606042817      | KEVIN NETZER:      | R             | 6/17/2026     |          | 200.00CR   | 152001       | 200.00          |
| 1      | LOU ANN STEVENS<br>I-202606042818   | LOU ANN STEVENS:   | R             | 6/17/2026     |          | 3,000.00CR | 152002       | 3,000.00        |
| 1      | JENNY KLOOS<br>I-202606042820       | JENNY KLOOS:       | R             | 6/17/2026     |          | 31.90CR    | 152003       | 31.90           |
| 1      | BRENT FYKSEN<br>I-202606082831      | BRENT FYKSEN:      | R             | 6/17/2026     |          | 232.00CR   | 152004       | 232.00          |

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|--------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------|----------|-----------------------------------------------------------------|----------------------------------------------------------|----------------------------|
| 1      | EMILY SIMONDS<br>I-202606092832                                                                                                                 | EMILY SIMONDS:                                                                                        | R                          | 6/17/2026                                                                  |          | 200.00CR                                                        | 152005                                                   | 200.00                     |
| 1      | JESSICA LOTHIAN<br>I-202606092834                                                                                                               | JESSICA LOTHIAN:                                                                                      | R                          | 6/17/2026                                                                  |          | 350.00CR                                                        | 152006                                                   | 350.00                     |
| 1      | NANCY MCMAHON<br>I-202606092836                                                                                                                 | NANCY MCMAHON:                                                                                        | R                          | 6/17/2026                                                                  |          | 350.00CR                                                        | 152007                                                   | 350.00                     |
| 1      | NATE TEPE<br>I-202606092837                                                                                                                     | NATE TEPE:                                                                                            | R                          | 6/17/2026                                                                  |          | 350.00CR                                                        | 152008                                                   | 350.00                     |
| 1      | NICOLE LIENKE<br>I-202606092838                                                                                                                 | NICOLE LIENKE:                                                                                        | R                          | 6/17/2026                                                                  |          | 200.00CR                                                        | 152009                                                   | 200.00                     |
| 1      | PATRICIA GAVILAN<br>I-202606092839                                                                                                              | PATRICIA GAVILAN:                                                                                     | R                          | 6/17/2026                                                                  |          | 200.00CR                                                        | 152010                                                   | 200.00                     |
| 1      | JOHN WICK<br>I-202606092845                                                                                                                     | JOHN WICK:                                                                                            | R                          | 6/17/2026                                                                  |          | 24.12CR                                                         | 152011                                                   | 24.12                      |
| A01034 | ADVANCED GRAPHIX INC<br>I-219398                                                                                                                | DECALS                                                                                                | R                          | 6/17/2026                                                                  |          | 816.00CR                                                        | 152012                                                   | 816.00                     |
| A01088 | ALL CITY ELEVATOR<br>I-113477                                                                                                                   | JUNE 2026 SERVICE                                                                                     | R                          | 6/17/2026                                                                  |          | 202.52CR                                                        | 152013                                                   | 202.52                     |
| A01184 | AMAZON CAPITAL SERVICES<br>C-1631-TC9Q-96GK<br>C-1D6N-GC4P-GHYW<br>I-11HD-WYY3-VRC7<br>I-1JH6-4CDQ-4NY6<br>I-1P7H-9WV4-94GC<br>I-1W3N-F3WW-6XW4 | REFUND OF ITEMS<br>REFUND OF FLOOR MATS<br>SUPPLIES<br>SUPPLIES<br>OFFICE SUPPLIES<br>SHIPPING LABELS | R<br>R<br>R<br>R<br>R<br>R | 6/17/2026<br>6/17/2026<br>6/17/2026<br>6/17/2026<br>6/17/2026<br>6/17/2026 |          | 31.95<br>121.97<br>149.99CR<br>551.62CR<br>144.07CR<br>116.30CR | 152014<br>152014<br>152014<br>152014<br>152014<br>152014 | <br><br><br><br><br>808.06 |
| A01196 | AMERICAN LEGAL PUBLISHING CORP<br>I-51251<br>I-51328                                                                                            | MAY 2026 S-17 CODE EDITING<br>MAY 2026 S-17 EDITING                                                   | R<br>R                     | 6/17/2026<br>6/17/2026                                                     |          | 35.10CR<br>396.00CR                                             | 152015<br>152015                                         | <br>431.10                 |
| A01258 | APPLE FORD WHITE BEAR LAKE<br>I-103186W-W8W                                                                                                     | LATCH                                                                                                 | R                          | 6/17/2026                                                                  |          | 88.60CR                                                         | 152016                                                   | 88.60                      |



6/11/2026 10:00 AM

A / P CHECK REGISTER

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VENDOR SET: 01

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| A20240 | AUTOZONE                 |                              |               |               |          |             |              |                 |
|        | I-03948719105            | LARGE DRIP TRAYS             | R             | 6/17/2026     |          | 29.38CR     | 152017       | 29.38           |
| B02049 | BATTERIES PLUS BULBS     |                              |               |               |          |             |              |                 |
|        | I-P92061780              | BATTERY                      | R             | 6/17/2026     |          | 145.95CR    | 152018       |                 |
|        | I-P92102961              | BATTERIES                    | R             | 6/17/2026     |          | 439.90CR    | 152018       |                 |
|        | I-P92140515              | BATTERY                      | R             | 6/17/2026     |          | 38.95CR     | 152018       | 624.80          |
| B02156 | BORDER STATES ELECTRIC   |                              |               |               |          |             |              |                 |
|        | I-932487475              | DEAD END SHOES 6-4/0         | R             | 6/17/2026     |          | 1,422.00CR  | 152019       |                 |
|        | I-932506555              | 4/0 PRIMARY WIRE             | R             | 6/17/2026     |          | 52,774.94CR | 152019       |                 |
|        | I-932506572              | OVERHEAD CONNECTORS          | R             | 6/17/2026     |          | 2,509.15CR  | 152019       |                 |
|        | I-932519060              | ARC FLASH SHIELDS            | R             | 6/17/2026     |          | 2,790.56CR  | 152019       |                 |
|        | I-932548427              | SPLICING SLEEVE              | R             | 6/17/2026     |          | 482.73CR    | 152019       |                 |
|        | I-932548439              | H TAPS                       | R             | 6/17/2026     |          | 529.63CR    | 152019       |                 |
|        | I-932548450              | 1/0 PRIMARY WIRE             | R             | 6/17/2026     |          | 35,465.58CR | 152019       |                 |
|        | I-932548465              | PRIMARY ELBOWS               | R             | 6/17/2026     |          | 7,129.00CR  | 152019       | 103,103.59      |
| C03000 | CALLNET                  |                              |               |               |          |             |              |                 |
|        | I-000040-625-701         | MNTHLY ANSW SERV 6/1-6/30/26 | R             | 6/17/2026     |          | 1,121.00CR  | 152020       | 1,121.00        |
| C03002 | CAMPBELL KNUTSON PA      |                              |               |               |          |             |              |                 |
|        | I-2076-0066G-94          | APR 2026 LEGAL SERVICES      | R             | 6/17/2026     |          | 499.23CR    | 152021       | 499.23          |
| C03055 | CEMSTONE PRODUCTS CO INC |                              |               |               |          |             |              |                 |
|        | I-8084535                | CONCRETE SAND                | R             | 6/17/2026     |          | 136.62CR    | 152022       | 136.62          |
| C03066 | CINTAS                   |                              |               |               |          |             |              |                 |
|        | I-4269280002             | UNIFORMS                     | R             | 6/17/2026     |          | 255.44CR    | 152023       |                 |
|        | I-4270018040             | UNIFORMS                     | R             | 6/17/2026     |          | 61.85CR     | 152023       |                 |
|        | I-4270018055             | UNIFORMS                     | R             | 6/17/2026     |          | 165.47CR    | 152023       |                 |
|        | I-4270651651             | SHOP TOWELS                  | R             | 6/17/2026     |          | 44.70CR     | 152023       |                 |
|        | I-4270651731             | UNIFORMS                     | R             | 6/17/2026     |          | 61.85CR     | 152023       |                 |
|        | I-4270651745             | UNIFORMS                     | R             | 6/17/2026     |          | 109.57CR    | 152023       | 698.88          |
| C03091 | CES IMAGING              |                              |               |               |          |             |              |                 |
|        | I-INV183127              | JUNE 2026 COPIER LEASE       | R             | 6/17/2026     |          | 266.55CR    | 152024       | 266.55          |
| C03139 | COMCAST                  |                              |               |               |          |             |              |                 |
|        | I-202606092847           | DIGTL ADT SERV CH 6/7-7/6/26 | R             | 6/17/2026     |          | 23.30CR     | 152025       | 23.30           |
| C03480 | COWLES INSPECTIONS INC   |                              |               |               |          |             |              |                 |
|        | I-202606082830           | MAY 2026 INSPECTION FEES     | R             | 6/17/2026     |          | 1,268.08CR  | 152026       | 1,268.08        |

6/11/2026 10:00 AM

A / P CHECK REGISTER

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PACKET: 07169 Regular Payments 6.16.26

VENDOR SET: 01

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|--------|------------------------------------|--------------------------------|---------------|---------------|----------|------------|--------------|-----------------|
| C21221 | CENTURY LINK                       |                                |               |               |          |            |              |                 |
|        | I-202606092846                     | PHONE SERVICE 6/1-6/30/26      | R             | 6/17/2026     |          | 263.04CR   | 152027       | 263.04          |
| D04064 | DELL MARKETING LP                  |                                |               |               |          |            |              |                 |
|        | I-10873604239                      | COMPUTER STATIONS              | R             | 6/17/2026     |          | 8,671.65CR | 152028       |                 |
|        | I-10876050370                      | COMPUTER/MONITOR SET           | R             | 6/17/2026     |          | 1,660.77CR | 152028       | 10,332.42       |
| E05035 | E G RUD & SONS INC                 |                                |               |               |          |            |              |                 |
|        | I-57686                            | FIELD SURVEY                   | R             | 6/17/2026     |          | 991.00CR   | 152029       | 991.00          |
| E05145 | EMPATHIA INC                       |                                |               |               |          |            |              |                 |
|        | I-59256                            | EAP SERVICES JUN 2026-AUG 2026 | R             | 6/17/2026     |          | 489.00CR   | 152030       | 489.00          |
| E10050 | ERICKSON BELL BECKMAN & QUINN PA   |                                |               |               |          |            |              |                 |
|        | I-2751                             | MAY 2026 LEGAL SERVICES        | R             | 6/17/2026     |          | 8,303.84CR | 152031       | 8,303.84        |
| F06475 | FRA-DOR BLACK DIRT & RECY          |                                |               |               |          |            |              |                 |
|        | I-2605228                          | BLACK DIRT                     | R             | 6/17/2026     |          | 205.00CR   | 152032       | 205.00          |
| G07112 | GFL ENVIRONMENTAL SERVICES USA LLC |                                |               |               |          |            |              |                 |
|        | I-LQ03439024                       | DISPOSAL FEES                  | R             | 6/17/2026     |          | 101.21CR   | 152033       | 101.21          |
| G07176 | GOPHER STATE ONE CALL              |                                |               |               |          |            |              |                 |
|        | I-6050650                          | LOCATES                        | R             | 6/17/2026     |          | 373.95CR   | 152034       | 373.95          |
| G07291 | iPROMOTEu                          |                                |               |               |          |            |              |                 |
|        | I-2586089GTI                       | SNAPBACK HATS                  | R             | 6/17/2026     |          | 850.00CR   | 152035       | 850.00          |
| G07315 | FP FINANCE                         |                                |               |               |          |            |              |                 |
|        | I-42024028                         | MAY 2026 POSTAGE RENTAL        | R             | 6/17/2026     |          | 169.95CR   | 152036       | 169.95          |
| H07501 | HEALTHPARTNERS                     |                                |               |               |          |            |              |                 |
|        | I-22430                            | EMPLOYEE SCREENING             | R             | 6/17/2026     |          | 812.00CR   | 152037       | 812.00          |
| H07950 | HAILLIE'S CLEANING SERVICES LLC    |                                |               |               |          |            |              |                 |
|        | I-0495                             | JUNE 2026 JANITORIAL           | R             | 6/17/2026     |          | 995.00CR   | 152038       |                 |
|        | I-0496                             | JUNE 2026 JANITORIAL           | R             | 6/17/2026     |          | 995.00CR   | 152038       |                 |
|        | I-0497                             | JUNE 2026 JANITORIAL           | R             | 6/17/2026     |          | 995.00CR   | 152038       |                 |
|        | I-0498                             | JUNE 2026 JANITORIAL MCKF      | R             | 6/17/2026     |          | 995.00CR   | 152038       |                 |
|        | I-0499                             | MAY 2026 EVENT JANITORIAL      | R             | 6/17/2026     |          | 5,430.00CR | 152038       |                 |
|        | I-0500                             | MAY 2026 EVENT JANITORIAL      | R             | 6/17/2026     |          | 1,320.00CR | 152038       |                 |
|        | I-0501                             | CITY HALL CLEANING             | R             | 6/17/2026     |          | 2,800.00CR | 152038       | 13,530.00       |

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| H07992 | HARBOR FREIGHT                 |                          |               |               |          |            |              |                 |
|        | I-05eee853                     | SUPPLIES                 | R             | 6/17/2026     |          | 229.94CR   | 152039       |                 |
|        | I-370A198D                     | SUPPLIES                 | R             | 6/17/2026     |          | 119.98CR   | 152039       | 349.92          |
| H08032 | HERC-U-LIFT                    |                          |               |               |          |            |              |                 |
|        | I-W721460-1                    | CARBON MONOXIDE          | R             | 6/17/2026     |          | 73.00CR    | 152040       | 73.00           |
| I09045 | IMPACT                         |                          |               |               |          |            |              |                 |
|        | I-223708                       | MAY 2026 STATEMENT/BILL  | R             | 6/17/2026     |          | 7,195.48CR | 152041       | 7,195.48        |
| I09178 | STUART C IRBY CO               |                          |               |               |          |            |              |                 |
|        | I-S014440069.002               | GLOVES                   | R             | 6/17/2026     |          | 700.28CR   | 152042       |                 |
|        | I-S014582255.002               | F NECK INSULATORS        | R             | 6/17/2026     |          | 523.52CR   | 152042       | 1,223.80        |
| L12047 | LANDIS GYR TECHNOLOGY INC      |                          |               |               |          |            |              |                 |
|        | I-90430174                     | APR 2026 SAAS FEE        | R             | 6/17/2026     |          | 1,620.00CR | 152043       | 1,620.00        |
| L12099 | LAW ENFORCEMENT LABOR SERVICES |                          |               |               |          |            |              |                 |
|        | I-202606092841                 | JUN 2026 UNION DUES      | R             | 6/17/2026     |          | 1,314.00CR | 152044       | 1,314.00        |
| L12196 | LEAG MN CITIES-INS TRUST       |                          |               |               |          |            |              |                 |
|        | I-10480                        | CITY TRUCK CRASH         | R             | 6/17/2026     |          | 638.85CR   | 152045       | 638.85          |
| L12244 | LIFE DEVELOPMENT RESOURCES PA  |                          |               |               |          |            |              |                 |
|        | I-2147490121                   | CODE 4 EMBEDMENT         | R             | 6/17/2026     |          | 375.00CR   | 152046       | 375.00          |
| L12384 | LOCAL UNION #320               |                          |               |               |          |            |              |                 |
|        | I-202606092842                 | JUNE 2026 UNION DUES     | R             | 6/17/2026     |          | 1,539.00CR | 152047       | 1,539.00        |
| M13027 | MARCO TECHNOLOGIES LLC         |                          |               |               |          |            |              |                 |
|        | I-INV15301220                  | DIVICE REPAIR            | R             | 6/17/2026     |          | 760.00CR   | 152048       |                 |
|        | I-INV15312394                  | POWER SUPPLY INPUT       | R             | 6/17/2026     |          | 102.27CR   | 152048       | 862.27          |
| M13035 | MACQUEEN EQUIPMENT CO          |                          |               |               |          |            |              |                 |
|        | I-SRV26367                     | UNIT 2136 SERVICE REPAIR | R             | 6/17/2026     |          | 150.00CR   | 152049       |                 |
|        | I-SRV26374                     | UNIT 2410 SERVICE REPAIR | R             | 6/17/2026     |          | 75.00CR    | 152049       | 225.00          |
| M13109 | MENARDS-MAPLEWOOD              |                          |               |               |          |            |              |                 |
|        | I-88405                        | ADAPTER                  | R             | 6/17/2026     |          | 21.99CR    | 152050       | 21.99           |
| M13110 | MENARDS-OAKDALE                |                          |               |               |          |            |              |                 |
|        | I-25639                        | SUPPLIES                 | R             | 6/17/2026     |          | 34.33CR    | 152051       |                 |
|        | I-25653                        | DISPLAY PORT TO HDMI     | R             | 6/17/2026     |          | 6.99CR     | 152051       |                 |
|        | I-25736                        | HEX NUT                  | R             | 6/17/2026     |          | 0.99CR     | 152051       |                 |
|        | I-25795                        | SUPPLIES                 | R             | 6/17/2026     |          | 174.39CR   | 152051       |                 |
|        | I-26453                        | TAB TAPE                 | R             | 6/17/2026     |          | 3.19CR     | 152051       | 219.89          |

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| M13224 | MN DEPT OF HEALTH<br>I-202606022811                                                     | PARTIAL PAYMENT 2025                                                        | R                | 6/17/2026                                        |          | 242.00CR                                   | 152052                               | 242.00               |
| M13296 | METRO-INET<br>I-3526                                                                    | JUN 2026 IT SUPPORT SERVICES                                                | R                | 6/17/2026                                        |          | 32,556.00CR                                | 152053                               | 32,556.00            |
| M13394 | METLIFE<br>I-202606092843                                                               | JUN 2026 INSURANCE                                                          | R                | 6/17/2026                                        |          | 727.11CR                                   | 152054                               | 727.11               |
| M13416 | MINNEAPOLIS CONCRETE PRODUCTS<br>I-GH8024354                                            | 15 CURBS                                                                    | R                | 6/17/2026                                        |          | 1,425.00CR                                 | 152055                               | 1,425.00             |
| M16475 | NCPERS GROUP LIFE INS.<br>I-663400072026                                                | JUL 2026 PREMIUM                                                            | R                | 6/17/2026                                        |          | 272.00CR                                   | 152056                               | 272.00               |
| N07096 | NAPA AUTO PARTS<br>I-3617-408290                                                        | SUPPLIES                                                                    | R                | 6/17/2026                                        |          | 1,995.98CR                                 | 152057                               | 1,995.98             |
| N14080 | NUSS TRUCK & EQUIPMENT<br>I-PSO307189-1                                                 | HEADLAMP                                                                    | R                | 6/17/2026                                        |          | 281.53CR                                   | 152058                               | 281.53               |
| N14183 | NINENORTH<br>I-2026-085                                                                 | MAY 2026 AV SERVICE MEETING                                                 | R                | 6/17/2026                                        |          | 2,699.00CR                                 | 152059                               | 2,699.00             |
| O15001 | O'REILLY AUTO PARTS<br>I-2074-443284<br>I-2074-444398<br>I-2074-445763<br>I-2074-446319 | DEF FILTER<br>OIL/FUEL/AIR FILTERS<br>FLANGE NUT<br>HYD HOSE                | R<br>R<br>R<br>R | 6/17/2026<br>6/17/2026<br>6/17/2026<br>6/17/2026 |          | 58.69CR<br>17.81CR<br>9.98CR<br>5,110.49CR | 152060<br>152060<br>152060<br>152060 | <br><br><br>5,196.97 |
| O15032 | ON-SITE SANITATION<br>I-0002074008                                                      | CAR SHOW RESTROOMS                                                          | R                | 6/17/2026                                        |          | 481.00CR                                   | 152061                               | 481.00               |
| P16331 | PRAIRIE RESTORATIONS INC<br>I-INV-019077<br>I-INV-019084                                | PLANT MANAGEMENT<br>PLANT MANAGEMENT                                        | R<br>R           | 6/17/2026<br>6/17/2026                           |          | 575.00CR<br>575.00CR                       | 152062<br>152062                     | <br>1,150.00         |
| P16390 | LINDE GAS & EQUIPMENT<br>I-56819250                                                     | INDUSTRIAL ACETYLENE                                                        | R                | 6/17/2026                                        |          | 219.31CR                                   | 152063                               | 219.31               |
| P16435 | PREMIUM WATERS<br>I-311496855<br>I-311515787<br>I-311520397                             | MAY 2026 WATER SERVICES<br>MAY 2026 WATER SERVICE<br>MAY 2026 WATER SERVICE | R<br>R<br>R      | 6/17/2026<br>6/17/2026<br>6/17/2026              |          | 39.68CR<br>8.76CR<br>10.00CR               | 152064<br>152064<br>152064           | <br><br>58.44        |

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| R18091 | RESCO                                  |                               |               |               |          |              |              |                 |
|        | I-3114259                              | XFMR WELL INSERTS             | R             | 6/17/2026     |          | 5,196.23CR   | 152065       | 5,196.23        |
| R18135 | ROC INC                                |                               |               |               |          |              |              |                 |
|        | I-107681                               | JUNE 2026 JANITORIAL SERV CH  | R             | 6/17/2026     |          | 2,971.10CR   | 152066       |                 |
|        | I-107686                               | JUNE 2026 JANITORIAL SERV PW  | R             | 6/17/2026     |          | 1,204.50CR   | 152066       |                 |
|        | I-107688                               | JUNE 2026 JANITORIAL SERV LIB | R             | 6/17/2026     |          | 880.00CR     | 152066       | 5,055.60        |
| R18223 | RUM RIVER CONSULTANTS                  |                               |               |               |          |              |              |                 |
|        | I-1154                                 | APR 2026 INSPECTION SEVICES   | R             | 6/17/2026     |          | 172,476.37CR | 152067       | 172,476.37      |
| S19106 | SITE ONE LANDSCAPE SUPPLY              |                               |               |               |          |              |              |                 |
|        | I-166728834-001                        | IRRIGATION SUPPLIES           | R             | 6/17/2026     |          | 113.80CR     | 152068       |                 |
|        | I-166774788-001                        | IRRIGATION SUPPLIES           | R             | 6/17/2026     |          | 275.52CR     | 152068       | 389.32          |
| S19112 | SCREEN TECH                            |                               |               |               |          |              |              |                 |
|        | I-16489                                | DIGITAL PRINT                 | R             | 6/17/2026     |          | 35.00CR      | 152069       | 35.00           |
| S19181 | SHI INTERNATIONAL CORP                 |                               |               |               |          |              |              |                 |
|        | I-B21263903                            | PORT REPLACEMENT              | R             | 6/17/2026     |          | 404.60CR     | 152070       | 404.60          |
| S19409 | THE MINNESOTA STAR TRIBUNE             |                               |               |               |          |              |              |                 |
|        | I-IN21173                              | PH NOTICE ZONING ORDINANCE    | R             | 6/17/2026     |          | 64.78CR      | 152071       |                 |
|        | I-IN21174                              | PH NOTICE ZBA                 | R             | 6/17/2026     |          | 66.36CR      | 152071       | 131.14          |
| S19431 | STEER UNDERGROUND                      |                               |               |               |          |              |              |                 |
|        | I-2081                                 | BORE CONTRACT                 | R             | 6/17/2026     |          | 53,750.00CR  | 152072       | 53,750.00       |
| S19433 | STAPLES ADVANTAGE                      |                               |               |               |          |              |              |                 |
|        | I-6064782861                           | OFFICE SUPPLIES               | R             | 6/17/2026     |          | 481.40CR     | 152073       | 481.40          |
| S19485 | SUN LIFE FINANCIAL                     |                               |               |               |          |              |              |                 |
|        | I-202606092844                         | JUN 2026 INSURANCE            | R             | 6/17/2026     |          | 1,645.41CR   | 152074       | 1,645.41        |
| T08169 | THE HARTFORD                           |                               |               |               |          |              |              |                 |
|        | I-278620434503                         | JUN 2026 LTD                  | R             | 6/17/2026     |          | 1,465.51CR   | 152075       | 1,465.51        |
| T20076 | TOSHIBA AMERICA BUSINESS SOLUTIONS INC |                               |               |               |          |              |              |                 |
|        | I-5038651867                           | MAY 2026 COPIER LEASE         | R             | 6/17/2026     |          | 538.60CR     | 152076       |                 |
|        | I-5038766240                           | JUN 2026 COPIER LEASE         | R             | 6/17/2026     |          | 145.08CR     | 152076       |                 |
|        | I-5038766241                           | JUN 2026 COPIER LEASE         | R             | 6/17/2026     |          | 101.55CR     | 152076       |                 |
|        | I-5038766242                           | JUN 2026 COPIER LEASE         | R             | 6/17/2026     |          | 185.93CR     | 152076       | 971.16          |

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| T20129 | TENNIS ROLL OFF LLC                 |                             |               |               |          |             |              |                 |
|        | I-4689102                           | SPRING CLEAN UP CHARGES     | R             | 6/17/2026     |          | 11,612.33CR | 152077       | 11,612.33       |
| T20161 | THOMSON REUTERS - WEST              |                             |               |               |          |             |              |                 |
|        | I-853684199                         | JUNE 2026 SOFTWARE CHARGE   | R             | 6/17/2026     |          | 267.52CR    | 152078       | 267.52          |
| T20191 | TIMESAVER OFF SITE SECRETARIAL INC. |                             |               |               |          |             |              |                 |
|        | I-32379                             | MAY 2026 COUNCIL MEETING    | R             | 6/17/2026     |          | 219.50CR    | 152079       |                 |
|        | I-32380                             | MAY 2026 COUNCIL MEETING    | R             | 6/17/2026     |          | 178.00CR    | 152079       | 397.50          |
| T20213 | TOFT'S OUTDOOR SUPPLY LLC           |                             |               |               |          |             |              |                 |
|        | I-10435                             | BRUSH/LOG DISPOSAL          | R             | 6/17/2026     |          | 275.00CR    | 152080       | 275.00          |
| T20270 | TREVIPAY                            |                             |               |               |          |             |              |                 |
|        | I-2be646cf                          | HOSE                        | R             | 6/17/2026     |          | 132.98CR    | 152081       | 132.98          |
| U21218 | U S BANK                            |                             |               |               |          |             |              |                 |
|        | I-8195396                           | 2025A PAYING AGENT FEE      | R             | 6/17/2026     |          | 500.00CR    | 152082       | 500.00          |
| U21298 | UNLIMITED SUPPLIES, INC.            |                             |               |               |          |             |              |                 |
|        | I-520524                            | SUPPLIES                    | R             | 6/17/2026     |          | 704.28CR    | 152083       |                 |
|        | I-521367                            | SUPPLIES                    | R             | 6/17/2026     |          | 366.60CR    | 152083       | 1,070.88        |
| V22031 | VALBRIDGE PROPERTY ADVISORS         |                             |               |               |          |             |              |                 |
|        | I-MN02-26-10213                     | APPRAISAL REPORT            | R             | 6/17/2026     |          | 5,000.00CR  | 152084       | 5,000.00        |
| V22104 | VIKING ELECTRIC SUPPLY              |                             |               |               |          |             |              |                 |
|        | I-S010246513.001                    | 240V BOLT                   | R             | 6/17/2026     |          | 131.58CR    | 152085       | 131.58          |
| W22859 | WALDRON COMPANY                     |                             |               |               |          |             |              |                 |
|        | I-202606022813                      | FEB 2026 CONSULTS           | R             | 6/17/2026     |          | 2,067.00CR  | 152086       | 2,067.00        |
| W23500 | WSB & ASSOCIATES INC                |                             |               |               |          |             |              |                 |
|        | I-R-013417-000-67                   | APR 2026 MS4 SERVICES       | R             | 6/17/2026     |          | 736.25CR    | 152087       |                 |
|        | I-R-024032-000-26                   | APR 2026 PAVEMENT PROJECT   | R             | 6/17/2026     |          | 194.00CR    | 152087       |                 |
|        | I-R-025994-000-22                   | APR 2026 RECON PROJECT      | R             | 6/17/2026     |          | 34,999.50CR | 152087       |                 |
|        | I-R-031026-000-10                   | APR 2026 STREET IMPROVEMENT | R             | 6/17/2026     |          | 16,903.29CR | 152087       |                 |
|        | I-R-031415-000-4                    | APR 2026 SURFACE WATER      | R             | 6/17/2026     |          | 459.25CR    | 152087       |                 |
|        | I-R-031417-000-4                    | APR 2026 WATER              | R             | 6/17/2026     |          | 2,547.50CR  | 152087       |                 |
|        | I-R-031418-000-4                    | APR 206 SANITARY SEWER      | R             | 6/17/2026     |          | 464.50CR    | 152087       |                 |
|        | I-R-031419-000-4                    | APR 2026 STREETS            | R             | 6/17/2026     |          | 290.00CR    | 152087       |                 |
|        | I-R-031420-000-2                    | MAR 2026 ELECTRIC           | R             | 6/17/2026     |          | 476.00CR    | 152087       |                 |
|        | I-R-031421-000-3                    | MAR 2026 ROW PERMIT         | R             | 6/17/2026     |          | 2,862.50CR  | 152087       |                 |
|        | I-R-031421-000-4                    | APR 2026 ROW PERMIT         | R             | 6/17/2026     |          | 1,244.50CR  | 152087       |                 |
|        | I-R-0314224-000-4                   | APR 2026 COMMUNITY SERVICES | R             | 6/17/2026     |          | 870.00CR    | 152087       |                 |
|        | I-R-031424-000-3                    | MAR 2026 COMMUNITY SERVICES | R             | 6/17/2026     |          | 4,528.50CR  | 152087       |                 |
|        | I-R-035220-000-2                    | APR 2026 CRACKSEAL PROJECT  | R             | 6/17/2026     |          | 5,425.25CR  | 152087       | 72,001.04       |

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| *VOID* | VOID CHECK                |                          | V             | 6/17/2026     |          |          | 152088       | **VOID**        |
| W23701 | MARTIN MARIETTA MATERIALS |                          |               |               |          |          |              |                 |
|        | I-49349563                | BLACKTOP FOR PATCHING    | R             | 6/17/2026     |          | 70.47CR  | 152089       |                 |
|        | I-49363128                | BLACKTOP FOR PATCHING    | R             | 6/17/2026     |          | 573.92CR | 152089       |                 |
|        | I-49377915                | BLACKTOP FOR PATCHING    | R             | 6/17/2026     |          | 244.50CR | 152089       |                 |
|        | I-49391096                | BLACKTOP FOR PATCHING    | R             | 6/17/2026     |          | 696.01CR | 152089       |                 |
|        | I-49405017                | BLACKTOP FOR PATCHING    | R             | 6/17/2026     |          | 255.91CR | 152089       | 1,840.81        |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586759098              | CASEY 51-0011600586-3    | R             | 6/17/2026     |          | 57.75CR  | 152090       | 57.75           |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586813538              | NW PARK 51-4590742-0     | R             | 6/17/2026     |          | 38.85CR  | 152091       | 38.85           |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586824307              | CITY HALL 51-6228531-0   | R             | 6/17/2026     |          | 925.61CR | 152092       | 925.61          |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586948402              | WELL #1 51-0010770834-2  | R             | 6/17/2026     |          | 28.84CR  | 152093       | 28.84           |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586950563              | MCKNIGHT 51-0010770873-9 | R             | 6/17/2026     |          | 108.69CR | 152094       | 108.69          |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586952272              | WELL #2 51-0010770834-2  | R             | 6/17/2026     |          | 28.14CR  | 152095       | 28.14           |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586954195              | WELL #4 51-0010770834-2  | R             | 6/17/2026     |          | 38.84CR  | 152096       | 38.84           |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586956892              | HAUSE 51-0010770873-9    | R             | 6/17/2026     |          | 36.70CR  | 152097       | 36.70           |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586959847              | WELL #5 51-0010770834-2  | R             | 6/17/2026     |          | 23.88CR  | 152098       | 23.88           |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-0586965682              | WELL #3 51-0010770834-2  | R             | 6/17/2026     |          | 23.88CR  | 152099       | 23.88           |
| X14164 | XCEL ENERGY               |                          |               |               |          |          |              |                 |
|        | I-1281963818              | PUMP #4 51-0014420187-1  | R             | 6/17/2026     |          | 14.63CR  | 152100       | 14.63           |

| VENDOR | NAME / I.D.     | DESC            | CHECK | CHECK     | DISCOUNT | AMOUNT     | CHECK  | CHECK    |
|--------|-----------------|-----------------|-------|-----------|----------|------------|--------|----------|
|        |                 |                 | TYPE  | DATE      |          |            | NO#    | AMOUNT   |
| Z26047 | ZAYO GROUP LLC  |                 |       |           |          |            |        |          |
|        | I-2026060044091 | JUNE 2026 FIBER | R     | 6/17/2026 |          | 6,258.95CR | 152101 | 6,258.95 |



PACKET: 07169 Regular Payments 6.16.26

VENDOR SET: 01

BANK : AP PREMIER BANK

\*\*\* DRAFT/OTHER LISTING \*\*\*

| VENDOR | NAME / I.D.                | DESC                     | ITEM TYPE | PAID DATE | DISCOUNT | AMOUNT       | ITEM NO# | ITEM AMOUNT |
|--------|----------------------------|--------------------------|-----------|-----------|----------|--------------|----------|-------------|
| K11454 | KWIK TRIP INC              |                          |           |           |          |              |          |             |
|        | I-202606052821             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 1,238.29CR   | 002919   |             |
|        | I-202606052822             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 666.73CR     | 002919   |             |
|        | I-202606052823             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 394.82CR     | 002919   |             |
|        | I-202606052824             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 1,269.40CR   | 002919   |             |
|        | I-202606052825             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 1,692.76CR   | 002919   |             |
|        | I-202606052826             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 2,114.67CR   | 002919   |             |
|        | I-202606052827             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 959.07CR     | 002919   |             |
|        | I-202606052828             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 1,660.44CR   | 002919   |             |
|        | I-202606052829             | MAY 2026 MOTOR FUEL      | D         | 6/05/2026 |          | 2,352.65CR   | 002919   | 12,348.83   |
| M13394 | METLIFE                    |                          |           |           |          |              |          |             |
|        | I-202606092835             | MAY 2026 PFML            | D         | 6/05/2026 |          | 6,341.54CR   | 002921   | 6,341.54    |
| F06476 | FP MAILING SOLUTIONS       |                          |           |           |          |              |          |             |
|        | I-202606092833             | JUNE 2026 POSTAGE        | D         | 6/08/2026 |          | 500.00CR     | 002918   | 500.00      |
| V22055 | VANCO E-SERVICES           |                          |           |           |          |              |          |             |
|        | I-00016312499              | MAY 2026 GATEWAY SERVICE | D         | 6/15/2026 |          | 129.00CR     | 002922   | 129.00      |
| M13300 | M M P A - C/O AVANT ENERGY |                          |           |           |          |              |          |             |
|        | I-4552                     | MAY 2026 POWER BILLING   | D         | 6/20/2026 |          | 613,046.79CR | 002920   | 613,046.79  |

|                     |     |           |              |               |
|---------------------|-----|-----------|--------------|---------------|
| * * T O T A L S * * | NO# | DISCOUNTS | CHECK AMT    | TOTAL APPLIED |
| REGULAR CHECKS:     | 110 | 0.00      | 563,261.05   | 563,261.05    |
| HANDWRITTEN CHECKS: | 0   | 0.00      | 0.00         | 0.00          |
| PRE-WRITE CHECKS:   | 0   | 0.00      | 0.00         | 0.00          |
| DRAFTS:             | 5   | 0.00      | 632,366.16   | 632,366.16    |
| VOID CHECKS:        | 1   | 0.00      | 0.00         | 0.00          |
| NON CHECKS:         | 0   | 0.00      | 0.00         | 0.00          |
| CORRECTIONS:        | 0   | 0.00      | 0.00         | 0.00          |
| REGISTER TOTALS:    | 116 | 0.00      | 1,195,627.21 | 1,195,627.21  |

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

6/11/2026 10:32 AM

A / P CHECK REGISTER

PAGE: 1

PACKET: 07172 Regular Payments REISSUE

VENDOR SET: 01

\*\*\*\* CHECK LISTING \*\*\*\*

BANK : AP PREMIER BANK

| VENDOR              | NAME / I.D.                | DESC          | CHECK<br>TYPE     | CHECK<br>DATE | DISCOUNT  | AMOUNT        | CHECK<br>NO# | CHECK<br>AMOUNT |
|---------------------|----------------------------|---------------|-------------------|---------------|-----------|---------------|--------------|-----------------|
| S19409              | THE MINNESOTA STAR TRIBUNE |               |                   |               |           |               |              |                 |
|                     | I-IN16139                  | PH_CUP25      | R                 | 6/17/2026     |           | 50.56CR       | 152102       |                 |
|                     | I-IN16140                  | PH NOTICE ZBA | R                 | 6/17/2026     |           | 71.10CR       | 152102       |                 |
|                     | I-IN16141                  | ORD 854       | R                 | 6/17/2026     |           | 39.50CR       | 152102       | 161.16          |
| * * T O T A L S * * |                            |               | NO#               | DISCOUNTS     | CHECK AMT | TOTAL APPLIED |              |                 |
| REGULAR CHECKS:     |                            |               | 1                 | 0.00          | 161.16    | 161.16        |              |                 |
| HANDWRITTEN CHECKS: |                            |               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| PRE-WRITE CHECKS:   |                            |               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| DRAFTS:             |                            |               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| VOID CHECKS:        |                            |               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| NON CHECKS:         |                            |               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| CORRECTIONS:        |                            |               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| REGISTER TOTALS:    |                            |               | 1                 | 0.00          | 161.16    | 161.16        |              |                 |
| TOTAL ERRORS: 0     |                            |               | TOTAL WARNINGS: 0 |               |           |               |              |                 |



**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # V.C**

Consent Agenda

**Subject**

HRA Claims \$13,958.29

**Background/Facts**

**Financial Impact**

**Recommended Action**

**Attachments**

1. 06-16-2026 HRA COUNCIL PACKET

Respectfully submitted,  
Melissa Alicea, Finance Coordinator



**NORTH  
ST. PAUL**  
*extraordinary.*

## MEMORANDUM

TO: HRA Chairman and Commissioners  
FROM: Melissa Alicea - Finance Coordinator  
DATE: June 16, 2026  
SUBJECT: Recommendation of approval of HRA claims list.

Claim Date

|                             |               |                    |
|-----------------------------|---------------|--------------------|
| 6/17/2026 AP Check Register | 152103-152107 | \$ 13,958.29       |
|                             | Total         | <u>\$13,958.29</u> |

Approved this 16th day of June 2026

/s/ John Monge, Mayor by Consent Resolution

/s/ Brian Frandle, City Manager/Clerk by Consent Resolution

6/11/2026 11:15 AM

A / P CHECK REGISTER

PAGE: 1

PACKET: 07173 Regular Payments HRA

VENDOR SET: 01

\*\*\*\* CHECK LISTING \*\*\*\*

BANK : AP PREMIER BANK

| VENDOR              | NAME / I.D.                  | DESC                          | CHECK<br>TYPE     | CHECK<br>DATE | DISCOUNT  | AMOUNT        | CHECK<br>NO# | CHECK<br>AMOUNT |
|---------------------|------------------------------|-------------------------------|-------------------|---------------|-----------|---------------|--------------|-----------------|
| L12462              | LYMAN LUMBER COMPANY         |                               |                   |               |           |               |              |                 |
|                     | I-24197629-019               | LUMBER FOR STUDENT BUILD      | R                 | 6/17/2026     |           | 82.10CR       | 152103       |                 |
|                     | I-24197635-019               | SCREWS W/ HINGE FOR STDNT BLD | R                 | 6/17/2026     |           | 13.38CR       | 152103       |                 |
|                     | I-24197639-019               | LUMBER FOR STUDENT BUILD      | R                 | 6/17/2026     |           | 403.64CR      | 152103       |                 |
|                     | I-24202330-019               | LUMBER FOR STUDENT BUILD      | R                 | 6/17/2026     |           | 737.55CR      | 152103       |                 |
|                     | I-24205322-019               | SUPPLIES FOR STUDENT BUILD    | R                 | 6/17/2026     |           | 4,075.62CR    | 152103       |                 |
|                     | I-24205329-019               | SUPPLIES FOR STUDENT BUILD    | R                 | 6/17/2026     |           | 4,083.98CR    | 152103       | 9,396.27        |
| O15053              | OJEDA DRYWALL & PAINTING LLC |                               |                   |               |           |               |              |                 |
|                     | I-5050                       | DRYWALL FOR STUDENT BUILD     | R                 | 6/17/2026     |           | 4,500.00CR    | 152104       | 4,500.00        |
| X14164              | XCEL ENERGY                  |                               |                   |               |           |               |              |                 |
|                     | I-0586460592                 | HRA 51-0015726652-4           | R                 | 6/17/2026     |           | 11.65CR       | 152105       | 11.65           |
| X14164              | XCEL ENERGY                  |                               |                   |               |           |               |              |                 |
|                     | I-0586461344                 | HRA 51-0015723893-9           | R                 | 6/17/2026     |           | 11.53CR       | 152106       | 11.53           |
| X14164              | XCEL ENERGY                  |                               |                   |               |           |               |              |                 |
|                     | I-0586826331                 | 2393 MGRT 51-6228531-0        | R                 | 6/17/2026     |           | 38.84CR       | 152107       | 38.84           |
| * * T O T A L S * * |                              |                               | NO#               | DISCOUNTS     | CHECK AMT | TOTAL APPLIED |              |                 |
| REGULAR CHECKS:     |                              |                               | 5                 | 0.00          | 13,958.29 | 13,958.29     |              |                 |
| HANDWRITTEN CHECKS: |                              |                               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| PRE-WRITE CHECKS:   |                              |                               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| DRAFTS:             |                              |                               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| VOID CHECKS:        |                              |                               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| NON CHECKS:         |                              |                               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| CORRECTIONS:        |                              |                               | 0                 | 0.00          | 0.00      | 0.00          |              |                 |
| REGISTER TOTALS:    |                              |                               | 5                 | 0.00          | 13,958.29 | 13,958.29     |              |                 |
| TOTAL ERRORS: 0     |                              |                               | TOTAL WARNINGS: 0 |               |           |               |              |                 |



**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # V.D**

Consent Agenda

**Subject**

EDA Claims \$55,776.81

**Background/Facts**

**Financial Impact**

**Recommended Action**

**Attachments**

1. 06-16-2026 EDA COUNCIL PACKET

Respectfully submitted,  
Melissa Alicea, Finance Coordinator



**NORTH  
ST. PAUL**  
*extraordinary.*

## MEMORANDUM

TO: Mayor & Council Members  
FROM: Melissa Alicea - Finance Coordinator  
DATE: June 16, 2026  
SUBJECT: Recommendation of approval of EDA claims list.

Claim Date

|                    |        |              |
|--------------------|--------|--------------|
| A/P Check Register | 152108 | \$ 55,776.81 |
| Total              |        | \$ 55,776.81 |

Approved this 16th day of June 2026

/s/ John Monge, Mayor by Consent Resolution

/s/ Brian Frandle, City Manager/Clerk by Consent Resolution

| VENDOR | NAME / I.D.           | DESC                    | CHECK | CHECK     | DISCOUNT | AMOUNT      | CHECK  | CHECK     |
|--------|-----------------------|-------------------------|-------|-----------|----------|-------------|--------|-----------|
|        |                       |                         | TYPE  | DATE      |          |             | NO#    | AMOUNT    |
| P16471 | PARK CONSTRUCTION CO. |                         |       |           |          |             |        |           |
|        | I-1                   | REMOVE ASPHALT & GRAVEL | R     | 6/17/2026 |          | 55,776.81CR | 152108 | 55,776.81 |

|                     |  |                   |           |           |               |
|---------------------|--|-------------------|-----------|-----------|---------------|
| * * T O T A L S * * |  | NO#               | DISCOUNTS | CHECK AMT | TOTAL APPLIED |
| REGULAR CHECKS:     |  | 1                 | 0.00      | 55,776.81 | 55,776.81     |
| HANDWRITTEN CHECKS: |  | 0                 | 0.00      | 0.00      | 0.00          |
| PRE-WRITE CHECKS:   |  | 0                 | 0.00      | 0.00      | 0.00          |
| DRAFTS:             |  | 0                 | 0.00      | 0.00      | 0.00          |
| VOID CHECKS:        |  | 0                 | 0.00      | 0.00      | 0.00          |
| NON CHECKS:         |  | 0                 | 0.00      | 0.00      | 0.00          |
| CORRECTIONS:        |  | 0                 | 0.00      | 0.00      | 0.00          |
| REGISTER TOTALS:    |  | 1                 | 0.00      | 55,776.81 | 55,776.81     |
| TOTAL ERRORS: 0     |  | TOTAL WARNINGS: 0 |           |           |               |



**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # V.E**

Consent Agenda

**Subject**

Tobacco Sale License Renewals for 2026-2027

**Background/Facts**

The City renews tobacco sales licenses annually for businesses seeking to continue tobacco sales during the licensing period of July 1, 2026, through June 30, 2027.

Approval is recommended subject to receipt of all required documentation and verification that the Police Chief has approved the application and found no disqualifying factors.

| Business Name             | Address                    |
|---------------------------|----------------------------|
| Kwik Trip #1169           | 2275 Anchor Drive          |
| Division Street Fuels     | 2473 Division Street North |
| Holiday Stationstore #224 | 2438 Margaret Street North |
| Holiday Stationstore #440 | 2255 South Avenue East     |
| Nicky's E-Cig and Tobacco | 2424 Margaret St           |
| Great Tobacco, LLC        | 2231 11th Ave Unit H       |

**Financial Impact****Recommended Action**

It is requested that the City Council Approve Resolution No. 2026-xxx, to approve the renewal of tobacco licenses to businesses listed above subject to all documentation received and approval from the Chief of Police.

**Attachments**

1. Res 2026-xxx 2026-2027 Tobacco License Approvals

Respectfully submitted,

Jennie Kloos, Assistant to City Manager/ Human Resources Manager

CITY OF NORTH ST. PAUL

**RESOLUTION NO. 2026-xxx**  
**RESOLUTION APPROVING ANNUAL RENEWAL OF**  
**CIGARETTE & TOBACCO SALE LICENSES**

**WHEREAS**, the Section 118.03 of the City of North St. Paul Code of Ordinances requires a license for the sale of any tobacco, tobacco products, tobacco-related devices, or nicotine or lobelia delivery devices; and

**WHEREAS**, the duration of a license is one year, or the part of the year for which it is issued, and all licenses shall expire after June 30; and

**WHEREAS**, the issuance of a license shall be considered a privilege and not an absolute right of the applicant, and shall not entitle the holder to an automatic renewal of the license; and

**WHEREAS**, the City of North St. Paul has received a renewal application from the below listed establishments to renew their annual Cigarette & Tobacco Licenses for a period to run from July 1, 2026 through June 30, 2027; and

| Business Name             | Address                              |
|---------------------------|--------------------------------------|
| Kwik Trip #1169           | 2275 Anchor Drive                    |
| Division Street Fuels     | 2473 Division Street North           |
| Holiday Stationstore #224 | 2438 Margaret Street North           |
| Holiday Stationstore #440 | 2255 South Avenue East               |
| Nicky's E-Cig and Tobacco | 2424 Margaret Street                 |
| Great Tobacco, LLC        | 2231 11 <sup>th</sup> Avenue, Unit H |

**WHEREAS**, the renewal of the licenses listed herein is contingent upon the submission of all required forms, applications, and supporting documentation; receipt of all applicable staff approvals and reviews; and confirmation that no disqualifying factors or grounds for denial exist for the establishments listed; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of North St. Paul that the licenses identified herein are approved for renewal, subject to the satisfaction of all applicable requirements and conditions prior to issuance for the period of July 1, 2026 through June 30, 2027.

**ADOPTED** this 16<sup>th</sup> day of June, 2026.

Motion by  
Second by

Voting: Aye:  
Nay:  
Abstain:  
Absent:

---

John Monge, Mayor

Attest:

---

Brian Frandle, City Manager/Clerk

**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # V.F**

Consent Agenda

**Subject**

Liquor License Renewals for 2026-2027

**Background/Facts**

The City renews liquor licenses on an annual basis for businesses that wish to continue alcohol sales for the next licensing term: July 1, 2026, through June 30, 2027. The businesses listed below have requested renewal of their licenses.

Approval is recommended subject to the applicant's submission of all required documentation and verification that the application has been approved by the appropriate licensing and regulatory authorities.

Hmong House Restaurant and Banquet Hall, LLC. and Swiech Holdings LLC DBA The Pizza Factory have not submitted their liquor license applications.

| Business                                                                                             | Address                                                                                                                                 | Licensing Type                                                                                             |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| David V. Kuennen -<br>Owner, DBA<br>BrightWines.com                                                  | 2420 Margaret Street                                                                                                                    | Off-Sale Intoxicating Liquor<br>License                                                                    |
| Kwik Trip #1169                                                                                      | 2275 Anchor Drive                                                                                                                       | 3.2 Off-Sale Liquor License                                                                                |
| Target Corporation<br>T1185                                                                          | 2199 Hwy 36 East                                                                                                                        | Off-Sale Intoxicating Liquor<br>License                                                                    |
| Michael J. Brown -<br>President Neumann's<br>Vintage Speakeasy<br>Inc., DBA Neumann's<br>Bar & Grill | 2531 7th Ave (includes<br>the fences, compact<br>and contiguous patio<br>area located on the<br>west and north side of<br>the premises) | On-Sale Intoxicating Liquor<br>Licenses, including Sunday<br>Sales On-Sale Intoxicating<br>Liquor Licenses |

|                                                                                                         |                                                                                                                  |                                                                                                  |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Brad Jonas – V.P, on behalf of BK Jonas Inc. DBA Roddy's Bar & Grill                                    | 2541 7th Ave (includes the fences, compact and contiguous patio area located on the north side of the premises). | On-Sale Intoxicating Liquor License, including Sunday Sales On-Sale Intoxicating Liquor Licenses |
| Michelle Holeman - Manager, on behalf of the American Legion Post 39, DBA American Legion Bar/Hall Inc. | 2678 7th Ave                                                                                                     | On-Sale Intoxicating Liquor License, including Sunday Sales On-Sale Intoxicating Liquor Licenses |
| Thomas Mulvaney - Owner, on behalf of TBK Inc., DBA Sidewinders                                         | 2573 7th Ave                                                                                                     | On-Sale Intoxicating Liquor License, including Sunday Sales On-Sale Intoxicating Liquor Licenses |
| Steven Maukstad - Manager, on behalf of VFW 1350, DBA Arthur O. Haukland Club                           | 2483 7th Ave                                                                                                     | On-Sale Intoxicating Liquor License, including Sunday Sales On-Sale Intoxicating Liquor Licenses |
| Gerald Bayers - Four Bayers, Inc. DBA Polar Lounge                                                      | 2549 7th Ave                                                                                                     | On-Sale Intoxicating Liquor License, including Sunday sales On-Sale Intoxicating Liquor Licenses |
| Wangthor Vang - SouthEats Asian Cuisine                                                                 | 2086 11 <sup>th</sup> Ave East                                                                                   | On-Sale Intoxicating Liquor License, including Sunday Sales On-Sale Intoxicating Liquor Licenses |
| Xai Xiong – Manager Puzzles Sports Bar and Banquet, LLC.                                                | 2231 11 <sup>th</sup> Ave E, Unit A-B                                                                            | On-Sale Intoxicating Liquor License, including Sunday sales ON-Sale Intoxicating Liquor Licenses |
| NSP Hospitality, Inc. DBA Mac's                                                                         | 2526 7th Ave                                                                                                     | On-Sale Intoxicating Liquor License, including Sunday sales ON-Sale Intoxicating Liquor Licenses |
| Blue Nile Ethiopian Restaurant                                                                          | 2649 7th Ave E                                                                                                   | On-Sale Intoxicating Liquor License, including Sunday sales ON-Sale Intoxicating Liquor Licenses |

## Financial Impact

### **Recommended Action**

It is requested that the City Council approve Resolution 2026-xxx, for the renewal of liquor licenses for the businesses listed herein for the period of July 1, 2026, through June 30, 2027, contingent upon receipt of all required documentation and approvals.

### **Attachments**

1. Res 2026-xxx 2026-2027 Liquor License Renewals

Respectfully submitted,

Jennie Kloos, Assistant to City Manager/ Human Resources Manager

CITY OF NORTH ST. PAUL

**RESOLUTION NO. 2026-xxx**

**RESOLUTION APPROVING ANNUAL  
RENEWAL OF LIQUOR LICENSES**

**WHEREAS**, the City of North St. Paul has received a renewal application from the below listed establishments to renew their annual Liquor Licenses for a period to run from July 1, 2026 through June 30, 2027; and

**WHEREAS**, all appropriate forms and applications have been completed and submitted to the City Attorney for review and comment; and

**WHEREAS**, the following establishments requesting renewals are:

| <b>Business</b>                                                                                                     | <b>Address</b>                                                                                                                       | <b>Licensing Type</b>                                                                                   |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| David V. Kuennen - Owner,<br>DBA BrightWines.com                                                                    | 2420 Margaret Street                                                                                                                 | Off-Sale Intoxicating Liquor License                                                                    |
| Kwik Trip #1169                                                                                                     | 2275 Anchor Drive                                                                                                                    | 3.2 Off-Sale Liquor License                                                                             |
| Target Corporation T1185                                                                                            | 2199 Hwy 36 East                                                                                                                     | Off-Sale Intoxicating Liquor License                                                                    |
| Michael J. Brown - President<br>Neumann's Vintage Speakeasy<br>Inc., DBA Neumann's Bar &<br>Grill                   | 2531 7th Ave (includes the<br>fences, compact and<br>contiguous patio area located<br>on the west and north side of<br>the premises) | On-Sale Intoxicating Liquor Licenses,<br>including Sunday Sales On-Sale<br>Intoxicating Liquor Licenses |
| Brad Jonas – V.P, on behalf of<br>BK Jonas Inc. DBA Roddy's<br>Bar & Grill                                          | 2541 7th Ave (includes the<br>fences, compact and<br>contiguous patio area located<br>on the north side of the<br>premises).         | On-Sale Intoxicating Liquor License,<br>including Sunday Sales On-Sale<br>Intoxicating Liquor Licenses  |
| Michelle Holeman - Manager,<br>on behalf of the American<br>Legion Post 39, DBA<br>American Legion Bar/Hall<br>Inc. | 2678 7th Ave                                                                                                                         | On-Sale Intoxicating Liquor License,<br>including Sunday Sales On-Sale<br>Intoxicating Liquor Licenses  |
| Thomas Mulvaney - Owner,<br>on behalf of TBK Inc., DBA<br>Sidewinders                                               | 2573 7th Ave                                                                                                                         | On-Sale Intoxicating Liquor License,<br>including Sunday Sales On-Sale<br>Intoxicating Liquor Licenses  |
| Steven Maukstad - Manager,<br>on behalf of VFW 1350, DBA<br>Arthur O. Haukland Club                                 | 2483 7th Ave                                                                                                                         | On-Sale Intoxicating Liquor License,<br>including Sunday Sales On-Sale<br>Intoxicating Liquor Licenses  |



|                                                          |                                       |                                                                                                  |
|----------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------------|
| Gerald Bayers - Four Bayers, Inc. DBA Polar Lounge       | 2549 7th Ave                          | On-Sale Intoxicating Liquor License, including Sunday sales On-Sale Intoxicating Liquor Licenses |
| Wangthor Vang - SouthEats Asian Cuisine                  | 2086 11 <sup>th</sup> Ave East        | On-Sale Intoxicating Liquor License, including Sunday Sales On-Sale Intoxicating Liquor Licenses |
| Xai Xiong – Manager Puzzles Sports Bar and Banquet, LLC. | 2231 11 <sup>th</sup> Ave E, Unit A-B | On-Sale Intoxicating Liquor License, including Sunday sales ON-Sale Intoxicating Liquor Licenses |
| NSP Hospitality Inc, DBA Mac's                           | 2526 7th Ave                          | On-Sale Intoxicating Liquor License, including Sunday sales ON-Sale Intoxicating Liquor Licenses |
| Blue Nile Ethiopian Restaurant                           | 2649 7th Ave E                        | On-Sale Intoxicating Liquor License, including Sunday sales ON-Sale Intoxicating Liquor Licenses |

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of North St. Paul, hereby approves the above liquor license renewals for the listed establishments as presented for the period of July 1, 2026 through June 30, 2027.

**ADOPTED** this 16<sup>th</sup> day of June, 2026.

Motion by  
Second by

Voting:   Aye:  
              Nay:  
              Abstain:  
              Absent:

---

John Monge, Mayor

Attest:

---

Brian Frandle, City Manager/Clerk



**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # V.G**

Consent Agenda

**Subject**

Resolution Accepting Donations - May 2026

**Background/Facts**

Attached is a Resolution accepting donations that have been made to the City of North St. Paul for the May 2026.

**The City is very appreciative to all who have made these contributions.**

**Financial Impact**

**Recommended Action**

Approve Resolution 2026-xxx Accepting Donations.

**Attachments**

1. Res 2026-xxx Accepting Donations May 2026

Respectfully submitted,  
Jennie Kloos, Assistant to City Manager/ Human Resources Manager

CITY OF NORTH ST. PAUL

**RESOLUTION NO. 2026-xxx**

**RESOLUTION APPROVING ACCEPTANCE  
OF A DONATION MAY 2026**

**WHEREAS**, the City of North St. Paul is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03, for the benefit of its citizens, and;

**WHEREAS**, the City Council must also ratify any terms or conditions placed on the donation by the donor; and

**WHEREAS**, the following persons and entities have offered to contribute the gift set forth below to the city:

| <u>Name of Donor</u>  | <u>Amount</u> | <u>Department</u> |
|-----------------------|---------------|-------------------|
| Peter & Ingrid Koller | \$10.00       | Park Fund         |
| Furlongs Liquor       | \$5.00        | Park Fund         |

**WHEREAS**, no goods or services were provided in exchange for said donation; and

**WHEREAS**, the City Council finds that it is appropriate to accept the donations offered.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF NORTH ST. PAUL** as follows:

1. The donations described above are graciously accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.
2. The City Clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

**ADOPTED** this 16<sup>th</sup> day of June 2026.

Motion by  
Second by

Voting: Ayes:  
Nays:  
Abstain:  
Absent:

---

John Monge, Mayor

Attest:

---

Brian Frandle, City Manager/ Clerk



**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # V.H**

Consent Agenda

**Subject**

Building Permits - May 2026

**Background/Facts**

Informational.

**Financial Impact**

**Recommended Action**

**Attachments**

1. Monthly Building Permit Report May 2026

Respectfully submitted,  
Jordyn Lehman, Community Development Administrative Assistant

| Record ID                | Address             | Property Type   | Date Issued | Permit Type     | Project Type           | Project Description                                                                                     | PIN             | Fees>Calculated Valuation | Fees>Total          |
|--------------------------|---------------------|-----------------|-------------|-----------------|------------------------|---------------------------------------------------------------------------------------------------------|-----------------|---------------------------|---------------------|
| NS2026-137               | 2522 RYAN AVE E     | Residential     | 5/4/26      | Building        | Addition               | Bath addition, and Egress Window                                                                        | 132922130040    | \$ 80,000.00              | \$ 1,739.12         |
| NS2026-152               | 2214 RADATZ AVE E   | Residential     | 5/4/26      | Building        | Solar                  | ROOF MOUNTED PV SOLAR with BATTERY STORAGE                                                              | 022922410063    | \$ 19,959.00              | \$ 773.15           |
| NS2026-158               | 2753 APACHE RD N    | Residential     | 5/6/26      | Building        | Deck                   | Deck makeover- remove existing decking and railing, add any missing hardware, install new trex en       | 012922330076    | \$ 10,800.00              | \$ 422.80           |
| NS2026-136               | 2486 SHRYER AVE E   | Residential     | 5/7/26      | Building        | Egress Window          | Install egress window in south east side of home. Will be removing existing window and cutting bloc     | TEMP-1039894685 | \$ 3,800.00               | \$ 228.15           |
| NS2026-176               | 2272 15TH AVE E     | Residential     | 5/8/26      | Building        | Window/Door            | Replacing 26 windows in existing openings                                                               | 122922220084    | \$ 36,230.00              | \$ 146.00           |
| NS2026-146               | 2635 HELEN ST N     | Non-Residential | 5/8/26      | Building        | Alteration/Remodel     | •Job Set-Up, Scaffold. Material, Equipment. Permits, etc. •Remove bricks, concrete, crown, and (1)      | 122922210101    | \$ 3,900.00               | \$ 296.95           |
| NS2026-179               | 2174 COWERN PL E    | Residential     | 5/11/26     | Building        | Window/Door            | Replace 13 windows within existing openings.                                                            | 142922140047    | \$ 26,463.00              | \$ 146.00           |
| NS2026-180               | 1948 BETTY JANE CT  | Residential     | 5/11/26     | Building        | Window/Door            | Replace 3 windows and 1 patio door within existing openings.                                            | 132922130088    | \$ 12,286.00              | \$ 146.00           |
| NS2026-121               | 2366 SKILLMAN AVE E | Residential     | 5/11/26     | Building        | Window/Door            | Remove and replace 11 windows same size no structural change                                            | 132922230003    | \$ 13,856.00              | \$ 146.00           |
| NS2026-170               | 1965 MCKNIGHT RD N  | Residential     | 5/12/26     | Building        | Alteration/Remodel     | Remove existing soffit under porch roof, replace iron supports with diamond Pier DP75 footings, 6"      | 142922140022    | \$ 4,500.00               | \$ 255.81           |
| NS2026-191               | 1965 MCKNIGHT RD N  | Residential     | 5/12/26     | Building        | Siding                 | Replacing the siding on the detached garage and the front gables only on the house.                     | 142922140022    | \$ 15,644.00              | \$ 146.00           |
| NS2026-173               | 2617 17TH AVE E     | Residential     | 5/13/26     | Building        | Demolition             | Demo Garage                                                                                             | 012922430076    | \$ 7,000.00               | \$ 321.00           |
| NS2026-181               | 1965 MCKNIGHT RD N  | Residential     | 5/13/26     | Building        | Deck                   | Building a deck on the front of the house.                                                              | 142922140022    | \$ 7,200.00               | \$ 339.08           |
| NS2026-182               | 2522 15TH AVE E     | Residential     | 5/16/26     | Building        | Alteration/Remodel     | Demo water damaged back bump out of home and rebuild it. Roughly a 7'x7' space                          | 122922120078    | \$ 5,000.00               | \$ 256.06           |
| NS2026-171               | 2226 2ND ST N       | Non-Residential | 5/18/26     | Building        | Roof                   | Reroof BUR roofing                                                                                      | 122922330001    | \$ 349,625.00             | \$ 4,937.16         |
| NS2026-133               | 2688 MCKNIGHT RD N  | Residential     | 5/18/26     | Building        | Window/Door            | Replacing 2 windows in existing openings with same window type                                          | 012922330094    | \$ 803.00                 | \$ 146.00           |
| NS2026-189               | 2675 16TH AVE E     | Residential     | 5/18/26     | Building        | Alteration/Remodel     | Finish the wall with 2x4 framing, insulation, and drywall. The west wall, north wall and ceiling. And t | 122922110042    | \$ 3,600.00               | \$ 228.05           |
| NS2026-166               | 2290 11TH AVE E     | Non-Residential | 5/20/26     | Building        | Alteration/Remodel     | Set restrooms to meet ADA standards.                                                                    | 122922230076    | \$ 22,000.00              | \$ 728.79           |
| NS2026-205               | 2825 DIVISION ST N  | Residential     | 5/20/26     | Building        | Roof                   | T/O and Re-Roof                                                                                         | 012922410001    | \$ 15,962.00              | \$ 146.00           |
| NS2026-206               | 2825 DIVISION ST N  | Residential     | 5/20/26     | Building        | Window/Door            | Remove and Replace one skylight in existing opening                                                     | 012922410001    | \$ 1,200.00               | \$ 146.00           |
| NS2026-143               | 2481 1ST AVE E      | Residential     | 5/20/26     | Building        | Alteration/Remodel     | Add patio door to where we have an exsisting window                                                     | 122922340041    | \$ 3,000.00               | \$ 227.75           |
| NS2026-199               | 2274 NAVAJO RD      | Residential     | 5/20/26     | Building        | Miscellaneous Building | Removing Insulation & Adding new insulation of R49 to code standards in inches.                         | 012922320099    | \$ 6,000.00               | \$ 283.87           |
| NS2026-208               | 2727 5TH AVE E      | Residential     | 5/21/26     | Plumbing        | Water Heater           | replace water heater                                                                                    | 122922410044    | \$ 3,000.00               | \$ 146.00           |
| NS2026-198               | 2481 19TH AVE E     | Residential     | 5/24/26     | Building        | Alteration/Remodel     | Repair/renovation of a basement bathroom.                                                               | 012922340014    | \$ 9,500.00               | \$ 394.85           |
| NS2026-155               | 2645 4TH AVE E      | Residential     | 5/26/26     | Building        | Accessory Structure    | Rebuilding garage following being totalled by tree fall.                                                | 122922410077    | \$ 36,000.00              | \$ 888.00           |
| NS2026-190               | 2539 7TH AVE E      | Non-Residential | 5/26/26     | Building        | Siding                 | Remove and replace 4SQ of steel siding on the East (front) and remove and replace 7.5SQ of t-1-11       | 122922420106    | \$ 43,710.00              | \$ 1,183.90         |
| NS2026-201               | 2527 HOLLOWAY AVE E | Residential     | 5/26/26     | Building        | Window/Door            | Replace 3 windows within existing openings.                                                             | 132922130066    | \$ 7,736.00               | \$ 146.00           |
| BP-26-4                  | 2317 17th Ave       | Residential     | 5/27/26     | Building Permit | New Construction       | New townhome build, this is one side.Ã                                                                  |                 | \$ 273,000.00             | \$ 4,749.50         |
| BP-26-5                  | 2321 17th Ave East  | Residential     | 5/27/26     | Building Permit | New Construction       | new construction townhome, this is one half                                                             |                 | \$ 273,000.00             | \$ 4,749.50         |
| NS2026-167               | 2617 17TH AVE E     | Residential     | 5/28/26     | Building        | Accessory Structure    | Demo detached garage and rebuild.                                                                       | 012922430076    | \$ 59,280.00              | \$ 894.64           |
| NS2026-218               | 2580 18TH AVE E     | Residential     | 5/29/26     | Building        | Siding                 | Re Side with James Hardie Siding                                                                        | 012922430065    | \$ 16,200.00              | \$ 146.00           |
| NS2026-109               | 2727 MCKNIGHT RD N  | Residential     | 5/29/26     | Building        | Window/Door            | REMOVE AND REPLACE 17 WINDOWS AND 1 PATIO DOOR, SAME SIZE, NO STRUCTURAL CHANGE.                        | 022922440013    | \$ 63,096.00              | \$ 146.00           |
| <b>Total Permits: 32</b> |                     |                 |             |                 |                        |                                                                                                         |                 | <b>\$ 1,433,350.00</b>    | <b>\$ 25,650.12</b> |



**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # V.I**

Consent Agenda

**Subject**

New Appointment to the Parks and Recreation Commission

**Background/Facts**

The Park and Recreation Commission has a vacancy and Angela Froemming was interviewed on June 2, 2026.

**Financial Impact**

**Recommended Action**

Approve a resolution appointing Angela Froemming to the Park and Recreation Commission for a term beginning June 24, 2026 and ending December 31, 2026.

**Attachments**

1. Res 2026-xxx PRC appointment Froemming

Respectfully submitted,  
Sara Lang-Noyola, Community Development Administrative Assistant

CITY OF NORTH ST. PAUL

**RESOLUTION NO. 2026-xxx**

**RESOLUTION APPROVING APPOINTMENT  
TO THE PARKS AND RECREATION COMMISSION**

**WHEREAS**, the City North St. Paul Code of Ordinances established a seven-member Park and Recreation Commission; and

**WHEREAS**, the Parks and Recreation Commission currently has one vacancy; and

**WHEREAS**, Angela Froemming applied to fill a vacancy on the Parks and Recreation Commission and an interview with Ms. Froemming was conducted on June 2, 2026; and

**WHEREAS**, Mayor John Monge is recommending the appointment of Ms. Froemming to the Parks and Recreation Commission for a term beginning June 24, 2026 through December 31, 2026;

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of North St. Paul, the City Council approves the recommendation by Mayor Monge appointing Angela Froemming to the Parks and Recreation Commissions with a term beginning June 24, 2026 and ending December 31, 2026.

**ADOPTED** this 16<sup>th</sup> day of June 2026.

Motion by  
Second by

Voting:   Aye:  
              Nay:  
              Abstain:  
              Absent:

---

John Monge, Mayor

Attest:

---

Brian Frandle, City Manager/Clerk



### To

Honorable Mayor Monge and City Council

### Date

June 16, 2026

### Agenda Placement # V.J

Consent Agenda

### Subject

Approval to Complete Curb and Sidewalk Improvements on 7th Ave

### Background/Facts

The City has undertaken curb and sidewalk improvements along 7<sup>th</sup> Ave to enhance pedestrian safety, improve accessibility, and support the long-term condition of public infrastructure. While portions of the project have been completed, the remaining section of curb and sidewalk has not yet been constructed due to a change of plans.

Completion of this remaining segment will provide a continuous pedestrian route, eliminate existing gaps in the sidewalk network, and improve compliance with accessibility standards.

#### **Project Description:**

To replace the current asphalt trail with a concrete sidewalk to match prior years construction. And with the current student-built house being constructed the timing is right to finish the concrete curb and sidewalk in the area.

#### **The proposed work includes:**

To remove all asphalt trail, curbing and one driveway apron and convert them to the standard concrete curb and sidewalk standards with a pedestrian ramp at 3rd Street, where the current trail ends short of 3<sup>rd</sup> St.

### Financial Impact

Funds are available in the Street Maintenance Fund and HRA Fund to cover the costs associated with the curb and sidewalk improvements on 7<sup>th</sup> Ave. City Council approval is requested to:



- Increase the 2026 Street Maintenance Fund budget by \$68,055.
- Increase the 2026 HRA Fund Budget by \$29,590.
- Award the curb and sidewalk improvements on 7<sup>th</sup> Ave to Bituminous Roadways, Inc. in the amount of \$97,645.
- Authorize the City Manager to execute the contract with Bituminous Roadways, Inc. in the amount of \$97,645.

### Recommended Action

Staff recommends that the City Council approve the completion of the remaining curb and sidewalk improvements along 7th Ave and authorize the expenditure of funds of \$68,055 from the street maintenance fund and the remaining \$29,590 from the HRA Fund for the current student-built house for driveway completion.

### Attachments

1. curb map
2. NORTH ST PAUL 7TH AVE SIDEWALK Bid Form
3. NSP STUDENT HOUSE

Respectfully submitted,  
Randy Miller, Public Works Supervisor





--- Municipal Boundary

Address Label

□ Tax Parcels



1 in = 58 Ft



June 11, 2026

Map Powered By Datafi







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|                          |                                                                  |                    |                              |
|--------------------------|------------------------------------------------------------------|--------------------|------------------------------|
| <b>To:</b>               | CITY OF NORTH SAINT PAUL                                         | <b>Contact:</b>    | RANDY MILLER                 |
| <b>Address:</b>          | 2400 MARGARET STREET<br>NORTH SAINT PAUL, MN 55109 UNITED STATES | <b>Phone:</b>      | (651) 747-2409               |
|                          |                                                                  | <b>Email:</b>      | Randy.Miller@northstpaul.org |
| <b>Project Name:</b>     | NORTH ST PAUL 7TH AVE SIDEWALK                                   | <b>Bid Number:</b> |                              |
| <b>Project Location:</b> | 2367 7TH AVE, NORTH ST PAUL                                      | <b>Bid Date:</b>   | 6/17/2026                    |

| Line # | Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|--------|--------|------------------|--------------------|------|------------|-------------|
|--------|--------|------------------|--------------------|------|------------|-------------|

#### ADD SOUTH SIDE CURB

|                   |                                                                                                   |        |    |             |             |
|-------------------|---------------------------------------------------------------------------------------------------|--------|----|-------------|-------------|
| CONC CURB<br>B618 | <b>Curb Replacement- SOUTH SIDE</b><br>- Remove And Install 211 LF B618 Concrete Curb And Gutter. | 227.00 | LF | \$70.000000 | \$15,890.00 |
|-------------------|---------------------------------------------------------------------------------------------------|--------|----|-------------|-------------|

**Total Price for above ADD SOUTH SIDE CURB Items: \$15,890.00**

#### DRIVEWAYS

|                     |                                                                                                                                      |          |    |             |             |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------|----|-------------|-------------|
| CONC<br>FLATWORK 5" | <b>5" Reinforced Concrete Slab</b><br>- Remove And Install ___ SF 5" Concrete Flatwork                                               | 1,430.00 | SF | \$13.000000 | \$18,590.00 |
| CONC<br>FLATWORK 6" | <b>Concrete APRON Replacement- ADD TO DRIVEWAYS IF NOT DOING SIDEWALK PIECE</b><br>- Remove And Install 324 SF 6" Concrete Flatwork. | 500.00   | SF | \$22.000000 | \$11,000.00 |

**Total Price for above DRIVEWAYS Items: \$29,590.00**

#### SIDEWALK WORK

|                     |                                                                                                   |          |    |             |             |
|---------------------|---------------------------------------------------------------------------------------------------|----------|----|-------------|-------------|
| CONC CURB<br>B618   | <b>Curb Replacement- NORTH SIDE</b><br>- Remove And Install 211 LF B618 Concrete Curb And Gutter. | 211.00   | LF | \$70.000000 | \$14,770.00 |
| CONC<br>FLATWORK 6" | <b>Concrete Walk Replacement</b><br>- Remove And Install ___ SF 6" Concrete Flatwork.             | 1,305.00 | SF | \$19.000000 | \$24,795.00 |
| CONC<br>FLATWORK 6" | <b>Concrete Ped Ramp</b><br>- Remove And Install 250 SF 6" Concrete Flatwork For Ped Ramp         | 250.00   | SF | \$18.000000 | \$4,500.00  |
| CONC<br>FLATWORK 6" | <b>Concrete APRON Replacement</b><br>- Remove And Install 324 SF 6" Concrete Flatwork.            | 324.00   | SF | \$25.000000 | \$8,100.00  |

**Total Price for above SIDEWALK WORK Items: \$52,165.00**

**Total Bid Price: \$97,645.00**

#### Notes:

- All work to be completed in 2026.
- Proposed Work Does Not Include: Landscape Restoration, Irrigation Repair/Restoration, Private Utility Locates/Repairs, Sub-soil Corrections, Erosion Control, Towing Charges, Permits and Fees, Multiple Mobilizations, Surveying or any Unforeseen Conditions, Guarantee on drainage or ponding of water on lots with less than 1% slope. No epoxy or thermoplastic striping.
- **If wear course is to be placed after October 31, Bituminous Roadways cold weather paving advisory will need to be signed.**
- Noted Addn: None

- For more information: [www.bitroads.com](http://www.bitroads.com)

**Payment Terms:**

This proposal is subject to credit approval and is valid for 10 calendar days, after which time price quotes may be withdrawn without notice. This quote is based on standard AGC subcontract language and shall become a rider to any contract.

Payment due upon receipt of invoice. A finance charge of 1 1/2% per month (18% per year) will be charged on any balance over 30 days past invoice date, unless otherwise agreed upon in writing. We gladly accept Visa, Mastercard, Discover & American Express.

<https://bitroads.com/About-Us/75th-Anniversary>

**ACCEPTED:**

The above prices, specifications and conditions are satisfactory and are hereby accepted.

**Buyer:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

**CONFIRMED:**

**BITUMINOUS ROADWAYS, INC. - MENDOTA HEIGHTS**

**Authorized Signature:** \_\_\_\_\_

**Estimator:** Paul Hildestad  
952-250-2898 Paul.Hildestad@bitroads.com

# TRANSMITTAL OF PROPOSAL



## PARK CONSTRUCTION

MINNEAPOLIS, MN

**Contact:** NOAH JULIAR

**Phone:** 651-260-5926

**Fax:**

Quote To: CITY OF NORTH ST PAUL

Job Name: SCHOOL HOUSE

Phone:

Date of Plans:

Fax:

Revision Date:

| ITEM | DESCRIPTION                             | QUANTITY | UNIT |  |  |
|------|-----------------------------------------|----------|------|--|--|
| 10   | MOBILIZATION                            | 1.00     | LS   |  |  |
| 20   | REMOVE BITUMINOUS SIDEWALK              | 331.00   | LF   |  |  |
| 30   | DIG DOWN 12" FOR NEW GRAVEL SECTION     | 96.00    | CY   |  |  |
| 40   | INSTALL 6" GRAVEL SECTION               | 96.00    | TON  |  |  |
| 45   | INSTALL NEW CONCRETE 6" SIDEWALK        | 1,986.00 | SF   |  |  |
| 50   | RESTORATION 2' WIDE BLACK DIRT AND SEED | 18.00    | CY   |  |  |
| 60   | REMOVE BITUMINOUS CURB                  | 427.00   | LF   |  |  |
| 70   | PREP FOR NEW B612 CURB                  | 427.00   | LF   |  |  |
| 80   | INSTALL NEW B612 CURB                   | 427.00   | LF   |  |  |
| 85   | RESTORATION BEHIND CURB                 | 427.00   | LF   |  |  |
| 87   | INSTALL ROADWAY PATCH                   | 40.00    | TON  |  |  |
| 90   | PREP DRIVEWAY FOR CONCRETE              | 1,440.00 | SF   |  |  |
| 100  | INSTALL 6" CONCRETE DRIVEWAY            | 1,440.00 | SF   |  |  |

**GRAND TOTAL**

**\$99,377.77**

**NOTES:**

- ALL WORK 2026
- NO SUBGRADE CORRECTION
- NO STRIPING
- NO PERMITS
- NO TRAFFIC CONTROL
- NO SIGNS
- NO SURVEYING
- NO IRRIGATION WORK REPLACEMENT/REMOVALS/RELOCATIONS)
- TOILETS, SURVEY, CONSTRUCTION WATER BY GC
- NO ELECTRICAL WORK OR REWORK
- NO SUBGRADE CORRECTIONS INCLUDED
- NO FLAGGING INCLUDED
- NO PARKING BUMPERS
- NO TRAFFIC CONTROL
- NO NIGHT WORK
- NO SUNDAY WORK



### To

Honorable Mayor Monge and City Council

### Date

June 16, 2026

### Agenda Placement # V.K

Consent Agenda

### Subject

Relocation of Fiber Service from Community Center to Public Works Building

### Background/Facts

Staff has received pricing from Zayo for relocating the City's fiber service from the Community Center to the Public Works Building.

The proposed work includes:

- Splicing all 17 existing circuits currently housed at the Community Center into the Public Works Building.
- Installing and pulling a new entrance cable into the Public Works facility.

The total one-time cost for this work is **\$56,000**.

### Financial Impact

### Recommended Action

Staff recommends approval of the fiber relocation project and the associated one-time expenditure of \$56,000.000

### Attachments

None

Respectfully submitted,  
Brian Frandle, City Manager

**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # VII.A**

City Business Action Items & Recommendations

**Subject**

Variance Request - 2130 Cowern PI E

**Background/Facts**

Please refer to the enclosed staff report and resolution regarding a variance request for the property located at 2130 Cowern PI E.

**Financial Impact**

N/A

**Recommended Action**

Staff and the Planning Commission recommend approval of the attached resolution with findings of fact consistent with a denial of the variance request for the property located at 2130 Cowern PI E.

**Attachments**

1. Combined ZVA-26-2 Staff Report CC 06-16-2026
2. ZVA-26-2 CC Presentation
3. Res No. 2026-XXX Denying Variance at 2130 Cowern Place E

Respectfully submitted,

Chris Cherne, Community Development Administrative Assistant

Ken Roberts, Community Development / Community Services Director

# City of North St. Paul City Council Report



From: Chris Cherne, Community Development Administrative Assistant  
Meeting Date: June 16, 2026  
Agenda Item: **Variance Request at 2130 Cowern Place E**

## GENERAL INFORMATION

Applicant/Owner: Tom Griffith

Subject Property: 2130 Cowern Place E

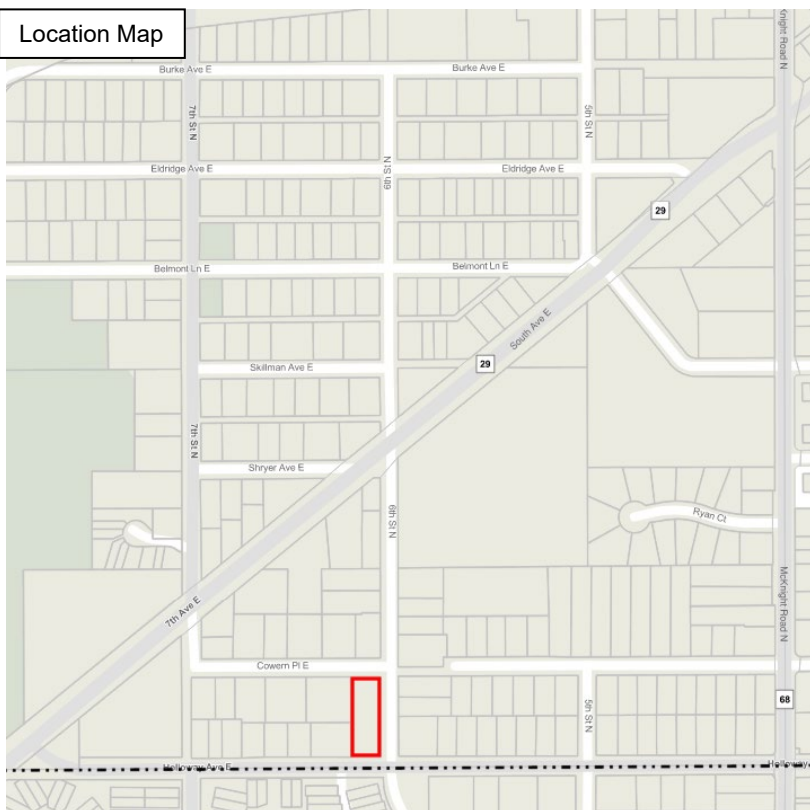
Application Complete: April 20, 2026  
60-Day: June 19, 2026

Variance Requests: 252 square foot variance for maximum size for accessory structure

## PROJECT OVERVIEW

The Applicant is seeking a variance from the accessory buildings and structures requirements in the North St. Paul Zoning Ordinance. This variance is requested in order to proceed with the construction of a proposed 40 ft x 30 ft detached garage at the property located at 2130 Cowern Place E. Prior to the construction of the 40 ft x 30 ft detached garage, the property owner proposes to demolish an existing 534 square foot detached garage and 379 square foot attached garage on the property.

Location Map



Aerial Map





## §154.003 DEFINITIONS.

**GARAGE, PRIVATE.** A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers or one truck of a rated capacity not in excess of one and one-half tons under the control of and used by the occupants of the principal building on the site

**BUILDING OR STRUCTURE, ACCESSORY.** A structure detached from the principal structure, incidental and subordinate to the principal structure or use, including, but not limited to garages and storage sheds.

Note: SHED is not defined in the North Saint Paul zoning ordinance.

## ZONING CONSIDERATIONS

The subject site is zoned R-1: Single Family Residential. Adjacent uses to the property and their respective zoning districts are:

- North: Single Family Dwelling, R-1: Single Family Residential
- South: Townhouse Dwellings: City of Maplewood
- West: Single Family Dwelling, R-1: Single Family Residential
- East: Single Family Dwelling, R-1: Single Family Residential

The Applicant seeks a 252 square foot variance to allow for the construction of a 1,200 square-foot detached garage at 2130 Cowern Pl E. The proposed size of the detached garage exceeds the maximum square footage allowed in §154.010(D)(1)(a) of the North St. Paul Zoning Ordinance. The Applicant proposes to demolish both the existing detached garage and attached garage on the property and construct a 1,200 square-foot detached garage. The ground floor area of the principal structure is 948 square feet. The Zoning Ordinance requires that the sum of the square footage for garages shall not equal or exceed the finished livable floor area of the footprint of the principal structure on the property. As such, the proposed detached garage would be 252 square feet larger than allowed by the North Saint Paul Zoning Code.



The accessory structure regulations in §154.010(D)(1) consider the number of structures (and sizes) that are allowed on a residential lot. The figure below demonstrates how the number of accessory structures and sizes allowed vary depending on the type of garage on the lot.

| Garage Type | Number of Additional Accessory Buildings/Structures |
|-------------|-----------------------------------------------------|
| Attached    | 2 Additional (the second shall not exceed 200 SF)   |
| Detached    | 2 Additional (neither greater than 200 SF)          |

The project proposal at 2130 Cowern Place E consists of the removal of the existing attached and detached garage. In this case, after the construction of a new detached garage, two additional accessory buildings are allowed on the lot, neither of which can be greater than 200 square feet.

## APPLICANT STATEMENT

The Applicant for a variance has the burden of proof to show that all of the city criteria for a variance have been satisfied. The Applicant's responses to each criteria are listed below, and an Applicant Statement is provided in the attachments.

1. Explain how you wish to vary from the applicable provisions of the ordinance.  
We wish to exceed the 1,000 sq ft ordinance to 1,200 sq ft.
2. In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?

We believe the variance is in harmony with the purposes and intent of the ordinance. Given the size and current use of the property, and neighboring properties, this variance provides an example of proper storage and use of property.

3. In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?

The variance will not adversely affect the health, safety, or general welfare of the City because it subsequently gives better aesthetic to the locality and presents proper storage use.

4. In your opinion, does the proposal use the property in a reasonable manner? Why or why not?

The proposal does use the property in a reasonable manner given the nature of the layout of the existing structures both on and near the property.

5. In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?

The variance is necessary due to special conditions that are particular to the property, given the size of the property and in which it is used for.

#### **VARIANCE REVIEW CRITERIA**

Section §154.004(E) of the Zoning Ordinance allows the City to grant a variance to allow a modification or variation from the literal provisions of the chapter where it is determined that their strict enforcement would cause practical difficulties to a specific piece of property. The procedure for granting a variance is found in §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.

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 R-1: Single Family Residential zoning district. The existing use of the property is Single Family Dwelling and that existing use is not proposed to change if the city grants the variance request. The variance request is related to an accessory structure, a detached garage, that is permitted within the R-1 Zoning District subject to the supplemental regulations. The Applicant proposes to construct a 1,200 square foot detached garage on the property located at 2130 Cowern Place E. The following supplemental regulation in the zoning ordinance conflicts with the proposed size of the detached garage:*

#### **§154.010(D)(1)(a) Size.**

**The total square feet of an accessory building shall not exceed 10% of the lot area, and in no case shall it exceed 1,000 square feet of gross floor area. The sum of all square footage for attached garages and detached garages shall not be equal or exceed the finished livable floor area of the footprint (ground floor) of the principal structure to which it is an accessory.**

*In this section there are three size limitations of accessory buildings to consider:*

1. Total square feet shall not exceed 10% of the lot area.
  - a. A 1,200 square foot detached garage would be 4.63% of the total lot area.
    - i.  $1,200 \text{ SF garage} / 25,926 \text{ SF lot} = 0.04628$
2. In no case shall the accessory building exceed 1,000 square feet.
  - a. The Applicant proposes a 1,200 square foot detached garage, which is greater than the allowed maximum of 1,000 square feet.
3. Sum of all garage square footage shall not equal or exceed the finished livable floor area of the footprint of the principal structure.
  - a. The Applicant's certificate of survey shows that the square footage of the house is 948 square feet. The proposed garage has a square footage that exceeds the finished livable floor area of the footprint of the principal structure.
    - i.  $1,200 \text{ SF} > 948 \text{ SF}$

*In the R-1: Single Family Residential Zoning District, no more than 40% of a lot may be covered by impervious surface. Based on staff calculations of the proposed detached garage and existing impervious surface area, the total impervious surface on the lot would be approximately 8,148.6 SF. With a total lot square footage of 25,926 SF, the total impervious surface coverage on the lot with the proposed garage would be approximately 31.43%, well below the allowed maximum lot coverage.*

*The proposed use of the accessory structure as storage space for vehicles, lawn equipment and one recreational vehicle would be in harmony with the purposes of the zoning ordinance.*

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

*The proposal is unlikely to have any adverse effect 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 the variance is necessary due to special conditions that are particular to the property, in particular the size of the property. Although staff agree that the size of the property is uniquely large for its zoning district and adjacent properties, the size of the property does not prohibit compliance with the zoning ordinance for this case. If the applicant were to construct a detached garage that is at or under 948 square feet (as allowed by the zoning ordinance), they would still be able to install two additional accessory buildings, neither of which exceed 200 square feet. In fact, this avenue would provide a legal way to have even more square footage of storage space than originally requested.*

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.

*Accessory Buildings and Structures are permitted as accessory in the R-1: Single Family Residential District. The principal use of Single Family Dwelling is not proposed to change. The property will therefore be used in a reasonable manner.*

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

*As mentioned above, the Applicant lists the size of the property at 2130 Cowern Place E to be the circumstance unique to the property and not created by the landowner. The size of the lot does not prohibit the Applicant from constructing a garage in compliance with the zoning ordinance in this case, particularly when on lots with a detached garage, two additional accessory buildings are permitted, neither of which exceed 200 square feet.*

- c. The variance, if granted, will not alter the essential character of the locality.

*Staff do not believe that the variance, if granted, will alter the essential character of the locality. This would be contingent on the Applicant building the accessory structure with a design that is consistent with the primary building and the exterior materials being a product that is similar, but not limited to identical product, in terms of appearance, color, and durability.*

- d. Economic considerations alone do not constitute practical difficulties.

*Economic considerations are not listed as a practical difficulty per the applicant's statement.*

- e. The variance is consistent with officially adopted city plans and overlays.

*Refer to item 1, above.*

## **PUBLIC HEARING**

The Planning Commission reviewed the variance request and held a public hearing at the regular meeting on June 4, 2026. The Planning Commission recommended City Council denial of the variance request with a vote of 5-0.

## **RECOMMENDATION**

Per City Code and MN State Statute, the proposed project must meet all the listed criteria in order for the City to grant the requested variance. Although the proposed project meets many of the criteria, staff find the applicant has not met the following criteria and the application does not establish there are practical difficulties in complying with the zoning ordinance:

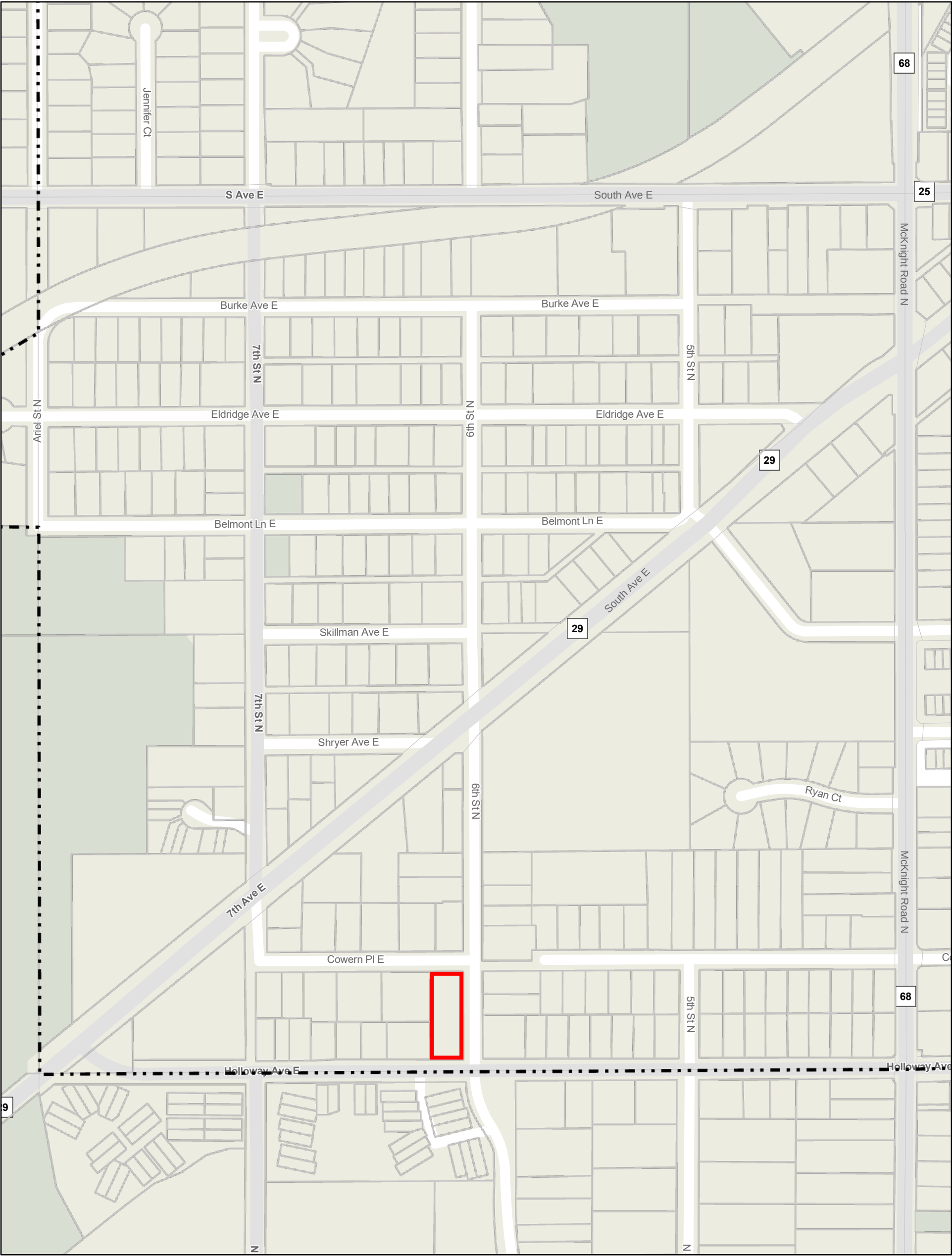
- The plight of the landowner is due to circumstances unique to the property and not created by the landowner and that the variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located

Because of these findings, staff and the Planning Commission recommend City Council approve the attached resolution denying a variance application for the property located at 2130 Cowern PI E.

## **ATTACHMENTS**

- Location Map
- Aerial Map
- Zoning Map
- Variance Application ZVA-26-2
- Applicant Statement
- Property Certificate of Survey
- Property Ownership
- Public Hearing Notice
- Resolution No. 2026-XXX Denying a Variance Application for the Property at 2130 Cowern Place East

Attachment: Location Map



- Municipal Boundary
- 2130 Cowern Pl E
- Tax Parcels

1 in = 404 Ft



N  
May 21, 2026  
Map Powered By Datafi



Attachment: Aerial Map



- Municipal Boundary
- 2130 Cowern Pl E
- Tax Parcels

1 in = 64 Ft

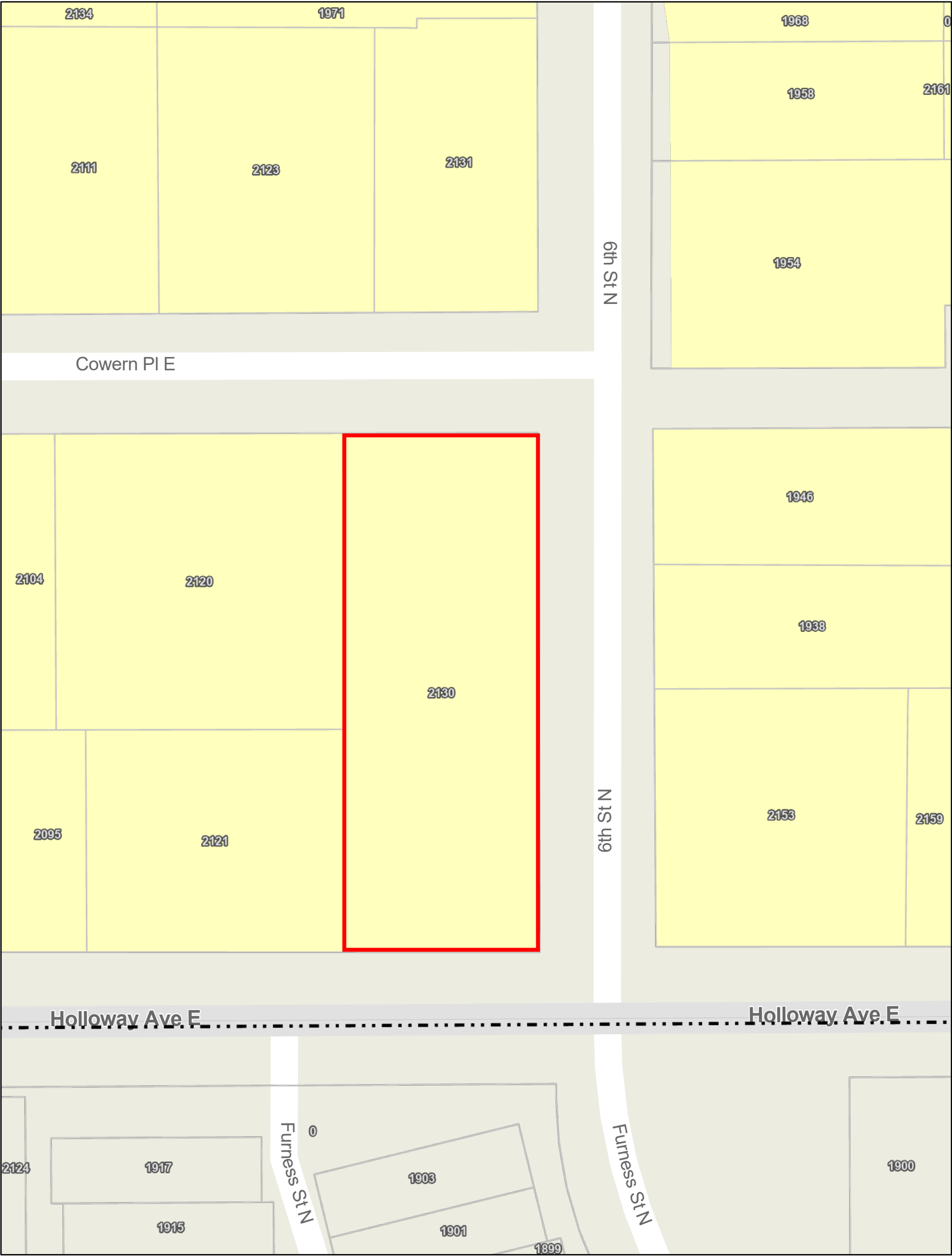


N  
May 21, 2026  
Map Powered By Datafi

The information on this map is from a digital database using the Datafi Geographic Information System. The map and associated data do not represent a survey. The City of North St. Paul makes no claims or guarantees about the accuracy or currency of the data depicted and expressly disclaims liability for errors and omissions in its contents. Each user of this map is responsible for determining its suitability for their intended use or purpose.



Attachment: Zoning Map



- Municipal Boundary
- 2130 Cowern PI E
- Tax Parcels
- R1: Single Family Residential

1 in = 68 Ft



N  
May 21, 2026  
Map Powered By Datafi

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March 27, 2026

|                            |                                           |                          |
|----------------------------|-------------------------------------------|--------------------------|
| <b>Record No: ZVA-26-2</b> | <b>Primary Location</b>                   | <b>Applicant</b>         |
| Variance                   | 2130 COWERN PL E                          | Thomas Griffith          |
| Status: Active             | NORTH ST PAUL, MN 55109                   | [REDACTED]               |
| Submitted On: 3/27/2026    | <b>Owner</b>                              | [REDACTED]               |
|                            | TOM GRIFFITH                              | 2130 Cowern Place E      |
|                            | 3022 HADLEY AVE N SAINT PAUL MN, MN 55128 | North St. Paul, MN 55109 |

Zoning Variance Application

The variance process is administered through the Community Development Department. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

Applicant Information

|                                     |                                    |
|-------------------------------------|------------------------------------|
| <b>Applicant First Name</b>         | <b>Applicant Last Name</b>         |
| Jacob                               | Foerst                             |
| <b>Company Name (if applicable)</b> | <b>Applicant Address</b>           |
|                                     | [REDACTED]                         |
| <b>Applicant City</b>               | <b>Applicant State</b>             |
| [REDACTED]                          | Minnesota                          |
| <b>Applicant Zip Code</b>           | <b>Applicant Phone Number</b>      |
| [REDACTED]                          | [REDACTED]                         |
| <b>Applicant Email Address</b>      | <b>Are you the property owner?</b> |
| [REDACTED]                          | No                                 |



|                    |                     |
|--------------------|---------------------|
| Owner's First Name | Owner's Last Name   |
| Thomas             | Griffith            |
| Owner Address      | Owner City          |
| 3022 Hadley Ave N  | Oakdale             |
| Owner State        | Owner Zip Code      |
| Minnesota          | 55138               |
| Owner Phone Number | Owner Email Address |
| <div></div>        | <div></div>         |

Property Information

|                                                                                                                                              |                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Street location of property (address)                                                                                                        | Parcel Identification Number (PID) <span>?</span> |
| 2130 Cowern Pl E                                                                                                                             | 142922130035                                      |
| Legal property description                                                                                                                   | Zoning district <span>?</span>                    |
| East 127.72 feet of the south 1/2 of southeast 1/4 of southwest 1/4 of northeast 1/4 of section 14, township 29, Range 22, Ramsey County, MN | R1-Single Family Residential                      |
| Size of the property (acorage)                                                                                                               | Title Information                                 |
| .96                                                                                                                                          | Abstract                                          |

## Proposed Project

### Description of Proposed Project

Remove 14' x 22' attached garage and existing detached garage, and replace with new, larger, detached garage

### Specify the section of the ordinance from which a variance is sought.

The maximum square footage allowed in Ch. 154.010(D)(1)(a)

### Explain how you wish to vary from the applicable provisions of the ordinance.

We wish to exceed the 1,000 sqft ordinance to 1,200 sqft.

### In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?

We believe the variance is in harmony with the purpose and intent of the ordinance. Given the size and current use of the property, and neighboring properties, this variance provides an example of proper storage and use of property.

### In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?

The variance will not adversely affect the health, safety, or general welfare of the City because it subsequently gives better aesthetic to the locality and presents proper storage use.

**In your opinion, does the proposal use the property in a reasonable manner? Why or why not?**

The proposal does use the property in a reasonable manner given the nature of the layout of the existing structures both on and near the property.

**In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?**

The variance is necessary due to special conditions that are particular to the property, given the size of the property and in which it is used for.

---

## Application Submittals

Applicants will be prompted to upload the following:

- Site plan or accurate survey of the property
  - Proof of ownership of the property
  - Other submittals as required by specific zoning districts or additional information may be requested by the City.
-

## Acknowledgement and Signature

### Applicant Fee Statement

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover the costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's fee schedule for information on planning review fees and other applicable costs.

### Review Requirements

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60-days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with this request. All applications must be received by the deadline(s) posted online at northstpaul.org. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

### Acknowledgement

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30-days prior to a Planning Commission meeting to ensure review by the Planning Commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

#### Applicant Signature

✓ Jacob John Foerst  
Mar 26, 2026

#### Owner Signature

✓ Thomas Bruce Griffith  
Mar 26, 2026

Thomas Griffith  
2130 Cowern PI E  
North St. Paul, MN 55109

April 17th, 2026

Project Narrative #ZVA-26-2

Dear City of North St. Paul,

In an attempt to keep this property aesthetically pleasing and still be historically accurate, it has been decided that the attached garage has to be removed. It is in need of excessive work, and unfortunately we all know that attached garages tend to inherit fire hazards. This brought light to the need for a larger detached garage. Again, the detached garage is also in need of extensive work, and it has been decided that it would be better to demo and start over. The proposed building size is large enough to store two or three vehicles, lawn equipment and one recreational vehicle. Given the size and use of the property, we feel that this is not excessive but merely adequate in today's standards. We fully intend to blend in with the locality, yet, safely and neatly store personal belongings.

Thank you,

Thomas Griffith



CERTIFICATE OF SURVEY

S1/2 - SE1/4 - SW1/4 - NE1/4  
SECTION 14, TOWNSHIP 29, RANGE 22  
RAMSEY COUNTY, MINNESOTA

PROPERTY DESCRIPTION:

(per Limited Warranty Deed Doc. No. A04539718)

EAST 127.72 FEET OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA, (EXCEPT PART ACQUIRED FOR RIGHT-OF-WAY OF ST. PAUL & STILLWATER ROAD) ALSO DESCRIBED AS BLOCK 38 OF FIFTH ADDITION TO NORTH ST. PAUL TOGETHER WITH SO MUCH OF STREETS AND ALLEYS AS ACCRUED TO SAID BLOCK 7 REASON OF VACATION THEREOF, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN RAMSEY COUNTY, MINNESOTA.

SURVEY NOTES

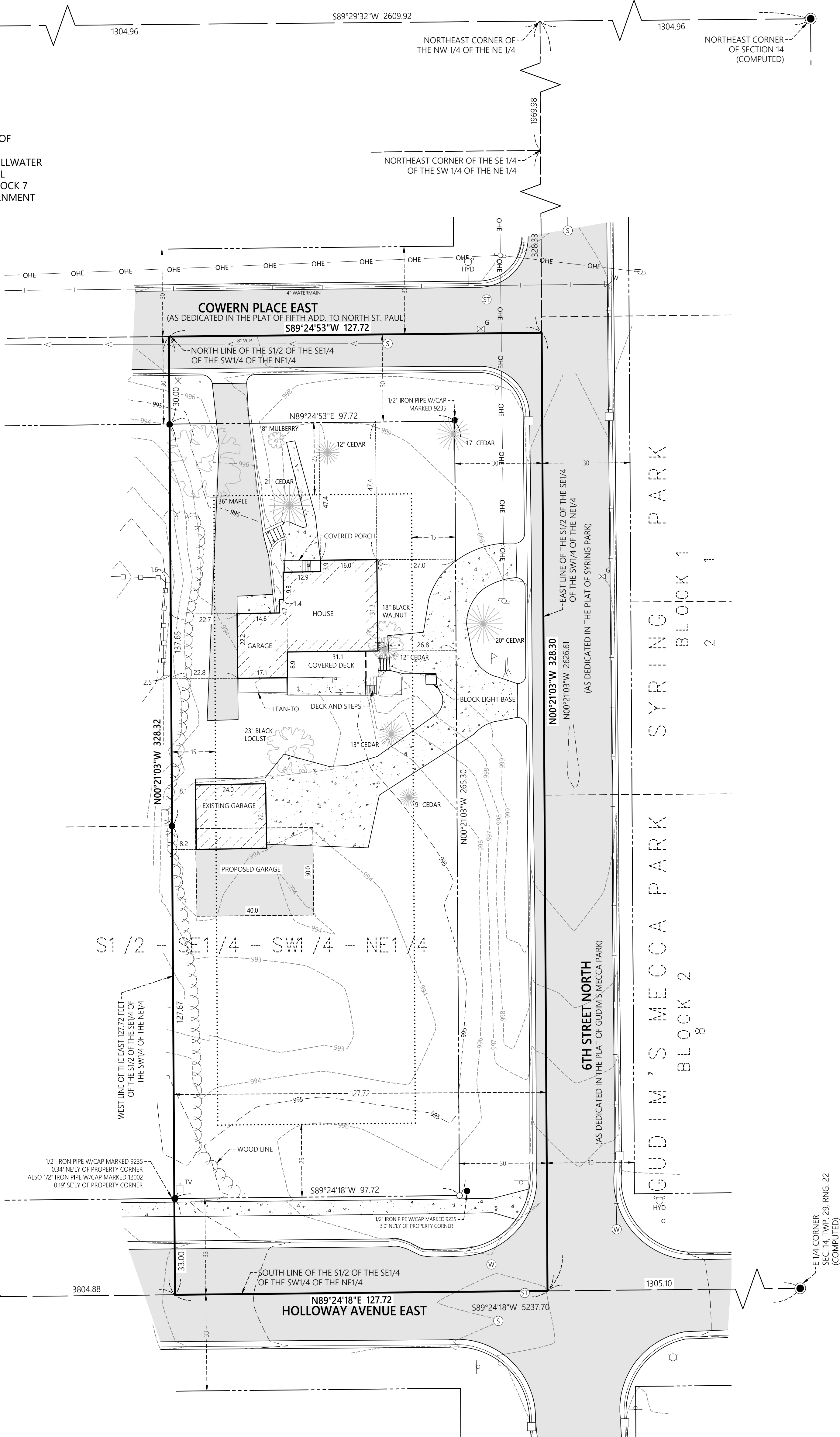
- This bearing system is based on the Ramsey County Coordinate System NAD83 (86 Adj.).
- The address of the subject property is: 2130 Cowern Pl. E. North St. Paul, MN 55109. Property Identification Number is 142922130035.
- Total Acreage: 41,936 sq.ft. or 0.96 acres.
- Contours shown is based on field data on NAVD88 Datum.
- The property is zoned R1 — Single Family Residential according to the North St. Paul zoning map. Building setback distances are:
  - Front Yard/Right of Way: 25 feet
  - Interior Side yard: 15 feet
  - Corner Lot: 15 feet
  - Rear Yard: 25 feet
  - Detached Garage: Minimum 3 feet from on side and rear lines and 6 feet from principle structure.
- The building setback lines are shown according to the North St. Paul land use ordinance (per Chris Cherne, Administrative Assistant — 651-747-2440)
- This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.
- Sanitary sewer and watermain shown are per maps received by Randy Miller, North St. Paul Public Works supervisor 651-755-2261
- The fieldwork was performed on July 9, 2025.

EXISTING IMPERVIOUS AREA TABLE

|                           |            |              |
|---------------------------|------------|--------------|
| PROPERTY AREA*            | =          | 25,926 SQ FT |
| ITEM                      | AREA (FT²) | % IMPERVIOUS |
| HOUSE                     | = 948      | 3.7%         |
| BITUMINOUS DRIVEWAY       | = 1,341    | 5.2%         |
| FRONT ENTRANCE PORCH      | = 51       | 0.2%         |
| GARAGE                    | = 379      | 1.5%         |
| CONCRETE PAD FRONT GARAGE | = 78       | 0.3%         |
| DETACHED GARAGE           | = 266      | 1.0%         |
| REAR DECK                 | = 275      | 1.1%         |
| CONCRETE DRIVEWAY         | = 2,064    | 8.0%         |
| CONCRETE SIDEWALK         | = 272      | 1.0%         |
| REAR CONCRETE PATIO       | = 163      | 0.6%         |
| RETAINING WALLS           | = 56       | 0.2%         |
| LEAN-TO                   | = 82       | 0.3%         |
| TOTAL EXISTING IMPERVIOUS | = 5,975    | 23.0%        |
| *EXCLUDES RIGHT OF WAY    |            |              |

PROPOSED IMPERVIOUS AREA TABLE

|                           |            |              |
|---------------------------|------------|--------------|
| PROPERTY AREA             | =          | 25,953 SQ FT |
| ITEM                      | AREA (FT²) | % IMPERVIOUS |
| EXISTING IMPERVIOUS AREA  | = 5,975    | 23.0%        |
| NEW GARAGE**              | = 937      | 3.6%         |
| TOTAL EXISTING IMPERVIOUS | = 6,912    | 26.7%        |
| ** SHADED AREA ONLY       |            |              |

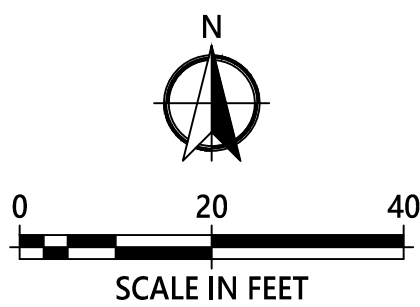


LEGEND

- DENOTES A RAMSEY COUNTY SECTION MONUMENT
- DENOTES A FOUND 1/2" IRON PIPE MONUMENT W/CAP MARKED 12002 UNLESS NOTED OTHERWISE
- DENOTES A SET 1/2 INCH IRON PIPE W/CAP MARKED LS 49021
- 1230— MAJOR CONTOURS (WITH LABEL)
- 1234— MINOR CONTOURS (WITH LABEL)
- ☼ TREE - CONIFER
- ☼ TREE - DECIDUOUS
- ▨ BUILDING
- ▨ BITUMINOUS PAVEMENT
- ▨ CONCRETE PAVEMENT
- ▨ FLAG POLE

- ✉ MAILBOX
- SIGN - SINGLE
- FENCE - WOOD
- RETAINING WALL
- ELECTRICAL METER
- ELECTRIC POLE
- OVERHEAD ELECTRIC WIRE
- NATURAL GAS METER
- NATURAL GAS VALVE
- SANITARY MANHOLE
- CATCH BASIN
- STORM MANHOLE

- HYD HYD
- W WATER MANHOLE
- W WATER MAIN VALVE
- SANITARY SEWER
- TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- TV TV PEDESTAL



**WIDSETH**  
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

DRAWN BY:  
JMM  
CHECKED BY:  
SMK

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Shawn M. Kupcho*  
SHAWN M. KUPCHO L.S. LIC. NO.: 49021 DATE: 07/23/2025

| DATE | AMENDMENT DESCRIPTION |
|------|-----------------------|
|      |                       |
|      |                       |
|      |                       |

|                       |                       |
|-----------------------|-----------------------|
| PREPARED FOR:         | THOMAS GRIFFITH       |
| CERTIFICATE OF SURVEY | PROJECT #: 2025-11074 |

**Pay Property Tax**

Pay Property Taxes

Online payment service is provided by CORE Business Technologies.

You can pay by check, credit card or debit card.

CORE Business Technologies charges a service fee which is applied directly to your payment.

- E-check: \$1 per transaction

- Credit card or debit card: 2.49% per transaction

For payment history, please see Tax Transaction History



27123-142922130035 11/2/2023

**Summary View**

**Parcel ID** 142922130035  
**Parcel Status** Active  
**Property Address** 2130 COWERN PLE  
 NORTH ST PAUL MN 55109-3829  
**Sec/Twp/Rng** 14/29/22  
**Brief Tax Description** SECTION 14 TOWN 29 RANGE 22 E 127.72 FT OF S 1/2 OF SE 1/4 OF SW ...TO RDS) IN SEC 14 TN 29 RN 22  
 (Note: Not to be used on legal documents)  
**Parcel Area** 0.5984  
**Parcel Width** 98 Feet  
**Parcel Depth** 266 Feet  
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)  
**Tax Classification** 1A/1B/4BB RESIDENTIAL SINGLE UNIT;  
**Homestead Status** Non homestead  
**Roll Type** Real Property  
**Municipality** NORTH ST PAUL  
**District Code** 6926  
[For homestead vs non-homestead tax calc - use District code above - click here](#)  
**School District** ISD #622  
**Watershed** METRO WATERSHED  
**TIF District**  
**Land Use Code** 510 SINGLE FAMILY DWELLING, PLATTED LOT  
 \* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.  
 \* Please contact the zoning authority for information regarding zoning.  
 \* To determine whether your property is Abstract or Torrens, call 651-266-2050

**Taxpayers**

Please refer to disclaimer at bottom of this page

| Type  | Name         | Address                                       |
|-------|--------------|-----------------------------------------------|
| Owner | Tom Griffith | 3022 Hadley Ave N<br>Saint Paul MN 55128-3610 |

**Current Tax Year**

\*Information listed is as of yesterday. For specific payoff information contact [Property Tax Info](#) at 651-266-2000  
 See Tax Transaction History for payment and/or adjustment information.

| First Half Due 05-15-2026 |            | Second Half Due 10-15-2026 |            |
|---------------------------|------------|----------------------------|------------|
| Amount Due                | \$2,176.00 | Amount Due                 | \$2,176.00 |
| Penalty & Fees Due        | \$87.04    | Penalty & Fees Due         | \$0.00     |
| (thru current month)      |            | (thru current month)       |            |
| Balance Due               | \$2,263.04 | Balance Due                | \$2,176.00 |

Total Due \$4,439.04

**Tax Summary**

For payment history, please see Tax Transaction History

|                        | 2026 Payable | 2025 Payable | 2024 Payable | 2023 Payable | 2022 Payable |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$278,300    | \$278,300    | \$238,200    | \$234,900    | \$207,200    |
| Taxable Market Value   | \$278,300    | \$278,300    | \$238,200    | \$234,900    | \$207,200    |
| Net Tax Amount         | \$4,352.00   | \$4,233.24   | \$3,407.18   | \$3,331.18   | \$3,153.20   |
| + Special Assessments  | \$0.00       | \$202.76     | \$202.82     | \$202.82     | \$202.80     |
| = Total Taxes          | \$4,352.00   | \$4,436.00   | \$3,610.00   | \$3,534.00   | \$3,356.00   |

**Delinquent Taxes**

Forfeiture Year: 2029

Total Delinquent Taxes Due: \$5,161.78



# **VARIANCE REQUEST**

## **2130 COWERN PLACE EAST**

**North St. Paul City Council**  
**June 16, 2026**

# BACKGROUND

Applicants: Tom Griffith (Owner)  
Jacob Foerst (Applicant  
Representative)

Location: 2130 Cowern Place East

Lot Size: 41,936 SF or 0.96 acres

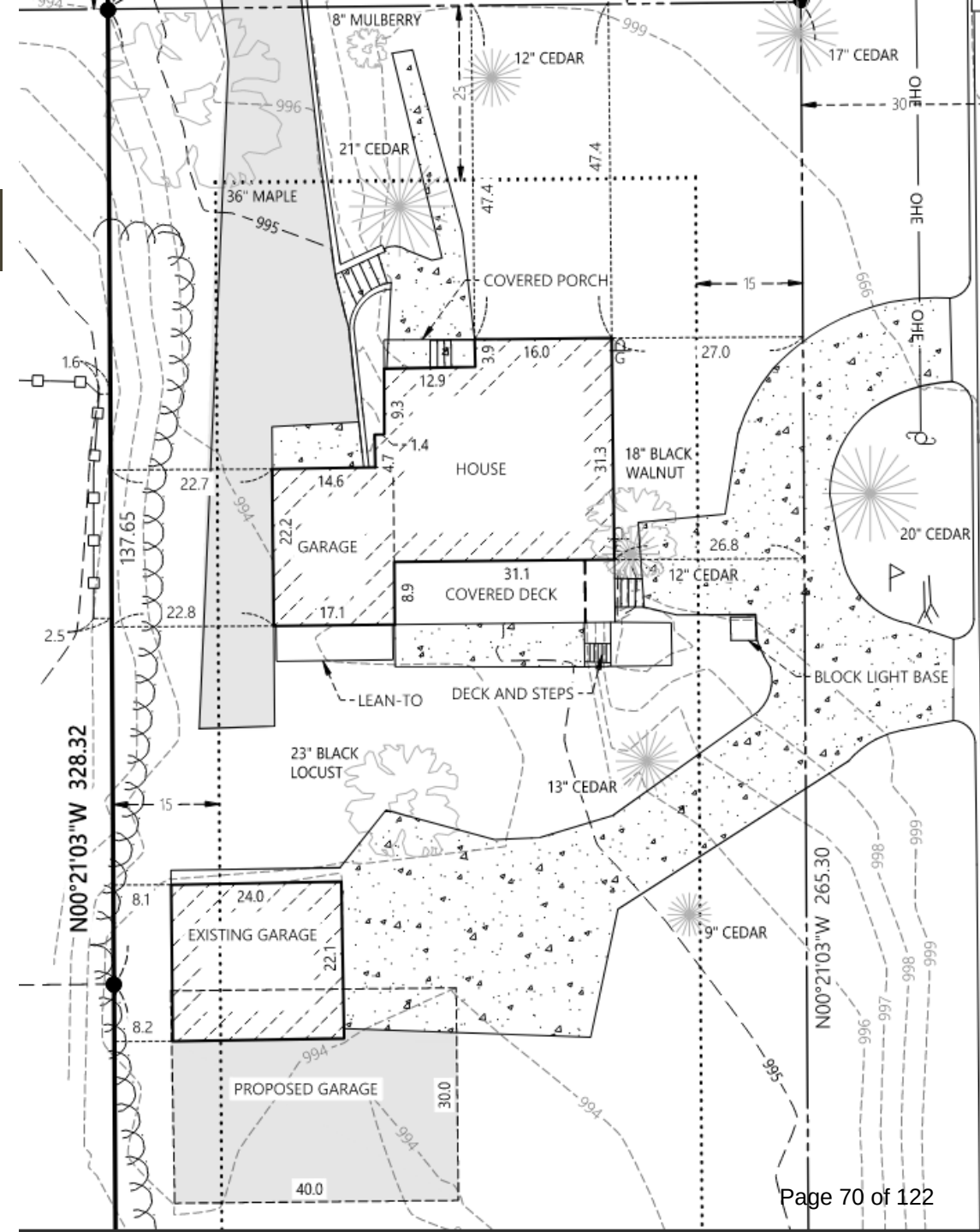
Request:

- ★ 252 square foot variance for maximum size for accessory structure



# PROJECT DESCR

- Accessory Structure (Detached Garage)
  - 40 ft x 30 ft (1,200 SF)
- Applicant proposes to demolish existing attached garage (379 SF) and detached garage (534 SF) prior to the construction of the proposed detached garage





# CODE REQUIREMENTS

## Zoning District

- R-1: Single Family Residential Zoning District

## Zoning Ordinance

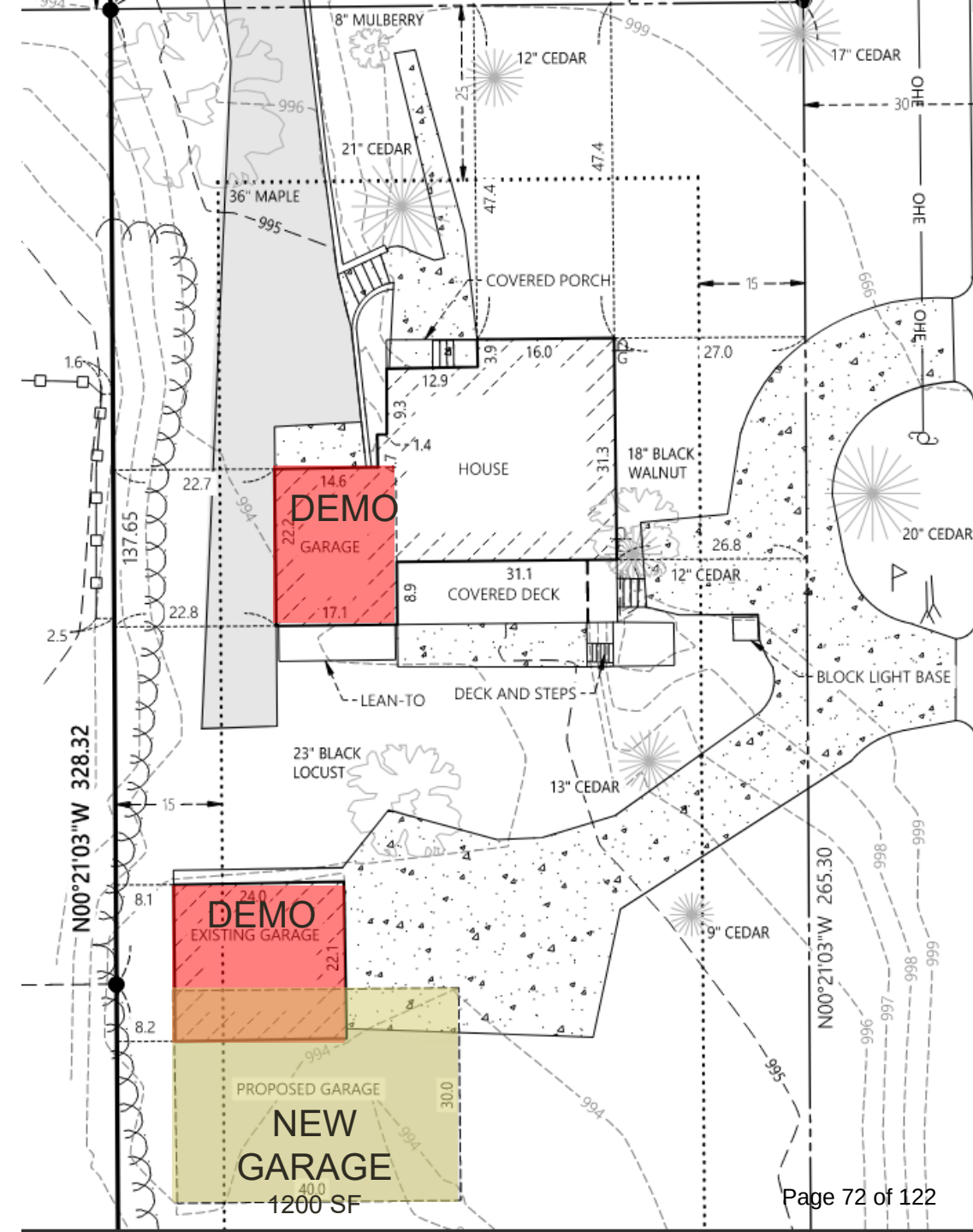
- **§154.010(D)(1)(a) Size.**

The total square feet of an accessory building shall not exceed 10% of the lot area, and in no case shall it exceed 1,000 square feet of gross floor area. The sum of all square footage for attached garages and detached garages shall not equal or exceed the finished livable floor area of the footprint (ground floor) of the principal structure to which it is an accessory.



# PROPOSED CONDITIONS

- Demolition of 913 aggregate SF of existing garages
- Construction of New 1200 SF Detached Garage
- Ground floor area of the home is 948 SF. Therefore, variance sought is 252 SF above what is allowed by the zoning ordinance.



# APPLICANT'S STATEMENT

- Explain how you wish to vary from the applicable provisions of the ordinance.
  - *We wish to exceed the 1,000 sq ft ordinance (size limit) to 1,200 sq ft.*
- Is the variance in harmony with the purposes and intent of the ordinance?
  - *We believe the variance is in harmony with the purposes and intent of the ordinance. Given the size and current use of the property, and neighboring properties, this variance provides an example of proper storage and use of the property.*
- Will the variance adversely affect the health, safety, or general welfare of the City?
  - *The variance will not adversely affect the health, safety, or general welfare of the City because it subsequently gives better aesthetic to the locality and presents proper storage use.*
- Does the proposal use the property in a reasonable manner?
  - *The proposal does use the property in a reasonable manner given the nature of the layout of the existing structures both on and near the property.*
- Is the variance necessary due to special conditions that are particular to the property?
  - *The variance is necessary due to special conditions that are particular to the property, given the size of the property and in which it is used for.*



# VARIANCE REVIEW CRITERIA

Consistent with the Comprehensive Plan and zoning ordinance

Not adversely affect health, safety or welfare

Special conditions that are particular to the property

Minimum variance necessary to alleviate the practical difficulty



# PUBLIC HEARING



Notice was published in the MN Star Tribune on May 25, 2026.



Notice was mailed to all property owners within 350' of the subject site on May 22, 2026



Public hearing was held by Planning Commission at their June 4, 2026 meeting. There were no public comments.

# STAFF RECOMMENDATION

Per City Code and MN Stats, the project must meet all the criteria in order for the City to grant the requested variance. Staff find the project meets many of the criteria, however the application does not establish there are practical difficulties in complying with the zoning ordinance:

- ★ *“The plight of the landowner is due to circumstances unique to the property and not created by the landowner and the variance is necessary due to special conditions applying to the...land in question...”*
- ★ Although the size of the lot is large for its zoning district, the existing lot size does not prohibit compliance with the zoning ordinance.

The Planning Commission reviewed the variance request application and held a public hearing on June 4, 2026. The Planning Commission unanimously recommended City Council denial of the variance request.

Staff recommend City Council approval of Resolution No. 2026-XXX Denying a Variance Application for the Property at 2130 Cowern Place East.

**CITY OF NORTH ST. PAUL  
RAMSEY COUNTY, MINNESOTA**

**RESOLUTION NO. 2026-XXX**

**RESOLUTION DENYING A VARIANCE APPLICATION  
FOR THE PROPERTY AT 2130 COWERN PLACE EAST**

**WHEREAS**, the City of North St. Paul (“City”) has received a variance application from Thomas Griffith (“Applicant”) as owner of the parcel located at 2130 Cowern Place E, requesting a 252 square foot variance for the maximum size for an accessory structure; and,

**WHEREAS**, the property has a legal description of east 127.72 feet of the south ½ of southeast ¼ of southwest ¼ of northeast ¼ of Section 14, Township 29, Range 22, Ramsey County, Minnesota, (except part acquired for right-of-way of St. Paul & Stillwater Road) also described as Block 38 of Fifth Addition to North St. Paul together with so much of streets and alleys as accrued to said Block 7 reason of vacation thereof, according to the United States government survey thereof and situated in Ramsey County, Minnesota and a Parcel ID of 142922130035; and,

**WHEREAS**, the Applicant proposes to demolish both the existing detached garage and attached garage on the property and construct a new 1,200 square foot detached garage. The proposed size of the detached garage exceeds the maximum square footage allowed in §154.010(D)(1)(a) of the North St. Paul Zoning Ordinance; and,

**WHEREAS**, the Zoning Ordinance requires that the sum of the square footage for garages shall not equal or exceed the finished livable floor area of the footprint of the principal structure on the property. As such, the proposed detached garage would be 252 square feet larger than allowed by the Zoning Ordinance; and,

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 4, 2026, and considered the applicant’s submission, the contents of the staff report, and public testimony, and made its determination that the variance does not meet the statutorily defined practical difficulties test and recommended denial to the North St. Paul City Council; and,

**WHEREAS**, on June 16, 2026, the North St. Paul City Council subsequently considered , the applicant’s submission and the determination of the Planning Commission; and,

**WHEREAS**, Minnesota Statute Section 462.357, subd. 6 provides:

- a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.
- b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. “Practical difficulties,” as used in connection with the granting of a variance, means that (a) the property owner

proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality; and,

**WHEREAS**, City Ordinance allows variances per chapter §154.004(E); and,

**WHEREAS**, the proposed project must meet all the variance criteria in order for the City to grant the requested variance; and,

**WHEREAS**, the application does not establish there are practical difficulties in complying with the zoning ordinance; and,

**WHEREAS**, the application does not meet the criteria that the plight of the landowner is due to circumstances unique to the property and not created by the landowner and that 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.

**NOW THEREFORE BE IT RESOLVED**, the City Council for the City of North St. Paul hereby denies the requested variance from City Code Section §154.010(D)(1)(a) for the property located at 2130 Cowern Place East as presented by the applicant and recommended by the Planning Commission.

**ADOPTED** this 16<sup>th</sup> day of June 2026.

Motion by Council Member

Second by Council Member

Voting: Ayes:

Nays:

Absent:

Abstain:

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John Monge, Mayor

ATTEST:

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Brian Frandle, City Manager/Clerk



**To**

Honorable Mayor Monge and City Council

**Date**

June 16, 2026

**Agenda Placement # VII.B**

City Business Action Items & Recommendations

**Subject**

Zoning Ordinance Text Amendment — Accessory Dwelling Units

**Background/Facts**

See the attached staff report.

**Financial Impact**

**Recommended Action**

**Attachments**

1. CC Report 06-16-2026 - Zoning Ordinance Text Amendment
2. Power Point Presentation - 06.16.2026 CC (ADU Text Amendment)
3. Proposed Ordinance 2026 - XXX (06-04-2026 PC)

Respectfully submitted,  
Ken Roberts, Community Development / Community Services Director

# City of North St. Paul

## City Council Report



From: Chris Cherne, Community Development Administrative Assistant  
Ken Roberts, Community Development Director

Meeting Date: June 16, 2026

Agenda Item: **Zoning Ordinance Text Amendment – Accessory Dwelling Units**

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### INTRODUCTION

At the Planning Commission meeting on April 2, 2026, the Planning Commission reviewed the City's first-ever conditional use permit application to allow for an accessory dwelling Unit (ADU). Upon staff and Planning Commission review of the proposed ADU, it was determined the existing ADU regulations within the zoning ordinance did not properly consider maximum square footage for an ADU that is attached to the principal dwelling unit. Because of this, the Planning Commission directed staff to review the ADU regulations in the zoning ordinance and provide recommendations for changes at the subsequent Planning Commission Meeting.

On April 21, 2026, the City Council considered a request for a conditional use permit for an ADU for the property located at 2121 Holloway Avenue East. The applicant was proposing to convert part of their attached garage into an ADU. However, the proposed size of the ADU was 258 square feet above the maximum allowed in the current ADU ordinance. The City Council approved the CUP for the proposed ADU, subject to six conditions of approval including:

- The Applicant shall amend the proposed floor plans to show the ADU with a square footage of no more than 900 square feet to have the ADU in compliance with the existing zoning ordinance requirements.
- If the City approves zoning ordinance text amendments to allow an ADU to be 1,258 square feet or larger, the City will consider the Applicant's original proposal for the ADU in the existing attached garage approved.

On June 4, 2026, the Planning Commission reviewed a proposed zoning ordinance text amendment for ADU's. The proposed ordinance amendment clarifies the definition of an ADU, revises the size limits of ADU's and adds language about connecting the ADU to City sanitary sewer and water. The Planning Commission voted 5-0 to recommend approval of the ordinance amendment as presented by City staff.

### DISCUSSION

The attached proposed ordinance language amends and clarifies the zoning ordinance's definition of accessory dwelling unit, amends the maximum size of an attached accessory dwelling unit to 40 percent of the floor area of the principal dwelling unit and amends the maximum size of a detached accessory dwelling unit to 1000 square feet. The proposed text amendment also includes additional language regarding required utility connections and clarification of ownership of an accessory dwelling unit.



## Ordinance Requirements

Per Section 154.004(D), the city may grant a zoning ordinance text amendment or a zoning map amendment (rezoning) if the proposed amendment is compliant with the following findings (items 1-5 below, with analysis follows):

1. The proposed amendment is consistent with the general purposes and intent of the Comprehensive Plan.

*The proposed zoning ordinance text amendments would be consistent with the purposes and intent of the Comprehensive Plan.*

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

*The proposed zoning ordinance text amendments will not adversely affect the health, safety or welfare of the city.*

3. The proposed amendment is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city.

*The proposed amendments are not directly applicable to any one property but are related to the overall needs of the City.*

4. The proposed amendment is compatible with adjacent properties.

*The proposed zoning ordinance text amendments are not directly related or applicable to any one property.*

5. The proposed amendment 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.

*The proposed zoning ordinance text amendments can be adequately supported by the existing public services.*

## RECOMMENDATION

City staff are recommending the City Council adopt Ordinance 2026 – XXX. This Ordinance approves amendments to portions of Chapter 154 of the North St. Paul City Code Regarding the Definition of an Accessory Dwelling Unit and Accessory Dwelling Unit Regulations.

## ATTACHMENT:

1. Ordinance No. 2026 – XXX An Ordinance Amending Portions of Chapter 154 of the North St. Paul City Code Regarding the Definition of an Accessory Dwelling Unit and Accessory Dwelling Unit Regulations



# ZONING ORDINANCE TEXT AMENDMENT – ACCESSORY DWELLING UNITS

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June 16, 2026

**North St. Paul City Council**



# INTRODUCTION AND BACKGROUND

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## Introduction

- City staff have prepared a zoning ordinance text amendment for accessory dwelling units for consideration by the Planning Commission.

## Background

- At the Planning Commission meeting on April 2, 2026, the Planning Commission reviewed the City's first-ever conditional use permit application to allow for an accessory dwelling Unit (ADU). Upon staff and Planning Commission review of the proposed ADU, it was determined the existing ADU regulations within the zoning ordinance did not consider maximum square footage for an ADU that is attached to the principal dwelling unit.
- Because of this, the Planning Commission asked staff to review the ADU regulations in the zoning ordinance and provide recommendations for changes at the subsequent Planning Commission Meeting.



# BACKGROUND

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On April 21, 2026, the City Council considered a request for a conditional use permit for an ADU for the property located at 2121 Holloway Avenue East. The applicant was proposing to convert part of their attached garage into an ADU. However, the proposed size of the ADU was 258 square feet above the maximum allowed in the current ADU ordinance.

The City Council approved the CUP for the proposed ADU, subject to six conditions of approval including:

- The Applicant shall amend the proposed floor plans to show the ADU with a square footage of no more than 900 square feet to have the ADU in compliance with the existing zoning ordinance requirements.
- If the City approves zoning ordinance text amendments to allow an ADU to be 1,258 square feet or larger, the City will consider the Applicant's original proposal for the ADU in the existing attached garage approved.

# Site Plan

## CERTIFICATE OF SURVEY FOR: REMAX SPECIALIST C/O ANDY SKWIOT

### NOTES:

1. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN
2. EASEMENTS, IF ANY, MAY EXIST. THERE WAS NO EFFORT MADE TO RESEARCH RECORDED OR UNRECORDED EASEMENTS.
3. BEARINGS SHOWN ARE BASED ON RAMSEY COUNTY COORDINATES NAD83
4. POSSIBLE EASEMENT FOR ROADWAY PURPOSES OVER THE SOUTH 33.00 FEET OF PARCEL.
5. EXISTING CONCRETE DRIVEWAY EXTENDS ACROSS THE NORTH PROPERTY LINE AND CONTINUES 150 FEET MORE OR LESS TO CORNER PLACE (EXISTING PUBLIC ROAD). THIS DRIVEWAY MAY BE USED BY ADJOINER TO NORTH. POSSIBLE EASEMENT RIGHTS MAY EXIST.

### AREA SUMMARY:

PARCEL = 21,454 SQ. FT. / 0.49 ACRES

### EXISTING LEGAL DESCRIPTION

(AS PROVIDED BY REMAX)  
The South 160.7 feet of the Westerly 133.5 feet of the Easterly 261.22 feet of the South Half of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 14, Township 29, Range 22, Ramsey County, Minnesota.

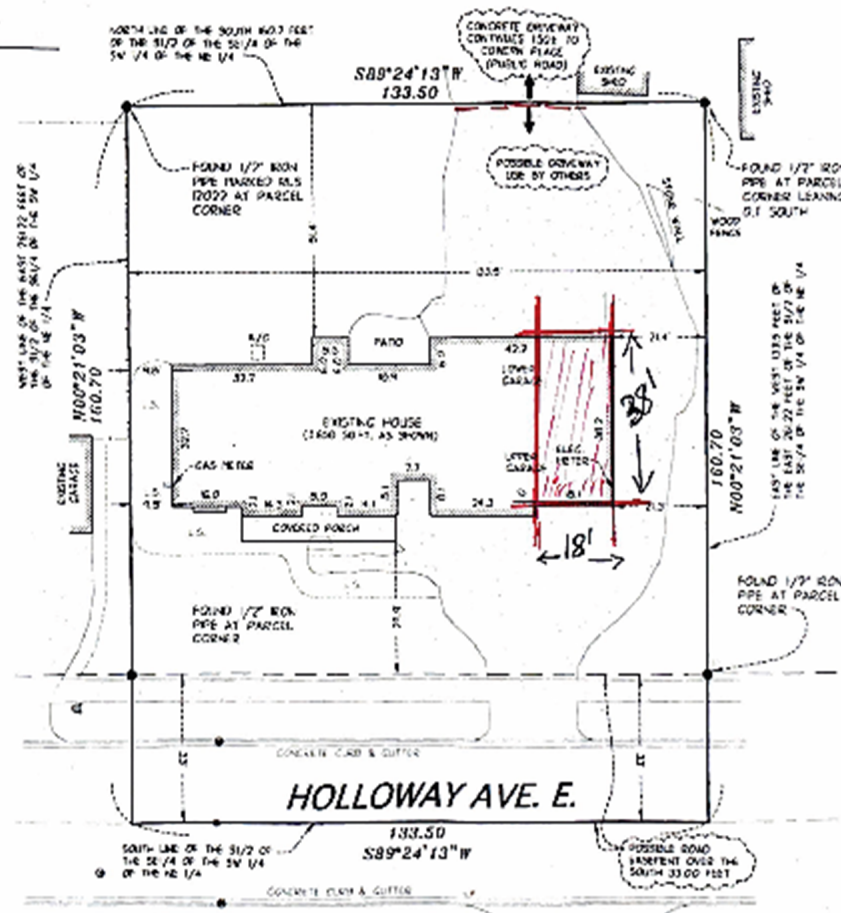
### CERTIFICATION:

I hereby certify that this survey, map or plat was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

DANIEL L. HANSEN  
License No. 25718

Date 9-26-14

2121 Holloway Ave. E.



PROJECT LOCATION:  
2121 HOLLOWAY AVE. E.  
NORTH ST. PAUL, MN



- CATCH BASIN
- HYDRANT
- SIGN
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- TELEPHONE BOX
- GAS VALVE
- OVERHEAD WIRES
- WELL
- MANHOLE
- CULVERT
- GAS METER
- FENCE
- CONCRETE
- DENOTES FOUND 1/2" IRON PIPE
- DENOTES SET 1/2" IRON PIPE
- PIPE MARKED RLS 25718





# Front Elevation – 2121 Holloway Avenue E.







# DISCUSSION

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- The proposed ordinance language amends and clarifies the zoning ordinance's definition of accessory dwelling unit, amends the maximum size of an attached accessory dwelling unit to 40 percent of the floor area of the principal dwelling unit and amends the maximum size of a detached accessory dwelling unit to 1000 square feet.
- The proposed text amendment also includes additional language regarding required utility connections and clarification of ownership of an accessory dwelling unit.



# DISCUSSION

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## PROPOSED AMENDMENT – SECTION 1.

***DWELLING UNIT, ACCESSORY (ADU).*** Also known as a "granny flat," "mother-in-law apartment" or "carriage house" - is a self-contained living unit that meets the requirements of the Minnesota State Building Code. An ADU can be located within the walls of an existing or newly constructed home, or ~~that~~ can be an addition to an existing home. An ADU must be fully separated from the principal dwelling unit by means of a wall or floor and have a separate entrance from the principal dwelling unit. The separating wall between the units may have a door connecting the ADU to the principal dwelling unit. ~~It can~~ An ADU also can be a freestanding structure on the same property ~~let~~ as the principal dwelling ~~main house~~ or be located within or/ attached to a detached garage. North Saint Paul does not consider campers, recreational vehicles, trailers and other temporary structures to be ADUs.



# DISCUSSION

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## PROPOSED AMENDMENT – SECTION 2.

(d) An attached accessory dwelling unit shall be part of the principal dwelling on the same lot for the purpose of the bulk requirements of the district. Any secondary dwelling unit connected to the principal dwelling is considered attached. An attached accessory dwelling unit must meet the following:

- i. The associated principal dwelling unit must continue to meet minimum floor area requirements.
- ii. Minimum size of the accessory dwelling unit shall be 300 square feet with a maximum size of 40 percent of the floor area of the principal dwelling unit. ~~900 square feet.~~

(e) A detached accessory dwelling unit shall be located within a freestanding structure or above a detached garage of the principal dwelling on the same lot. The minimum size of the detached accessory dwelling unit shall be 300 square feet with a maximum size of 1,000 ~~900~~ square feet.



# DISCUSSION

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## **PROPOSED AMENDMENT – SECTION 2 – Continued:**

- (f) A detached accessory dwelling unit shall be set back a minimum of ten feet from side and rear property lines or up to an easement line, but not on it, whichever is greater.
- (g) The entryway to the accessory dwelling unit shall be connected by a paved route, to include driveways or sidewalks, to a **public** street frontage.
- (h) The accessory dwelling unit shall have a separate entrance from the principal dwelling.
- (i) The owner or contractor must connect an accessory dwelling unit to municipal sanitary sewer and water. Connections for the ADU sanitary sewer and water must be provided from service lines shared with the principal dwelling unless otherwise approved by the Public Works Director.
- (j) Owners may not sell accessory dwelling units separately or independently from the principal dwelling or create a separate tax parcel.

# Planning Commission Action

On June 4, 2026, the Planning Commission reviewed a proposed zoning ordinance text amendment for ADU's. The proposed ordinance amendment clarifies the definition of an ADU, revises the size limits of ADU's and adds language about connecting the ADU to City sanitary sewer and water.

The Planning Commission voted 5-0 to recommend approval of the ordinance text amendment as presented by City staff.



# QUESTIONS ??

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## RECOMENDATION

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City staff are recommending the City Council adopt the proposed Zoning Ordinance Text amendment. If the Council is supportive of the proposed ordinance, staff recommends the City Council make the following motion:

Motion by\_\_\_\_\_, Seconded by\_\_\_\_\_ to approve Ordinance 2026 – XXX, An Ordinance Amending Portions of Chapter 154 of the North St. Paul City Code Regarding the Definition of an Accessory Dwelling Unit and Accessory Dwelling Unit Regulations.

**CITY OF NORTH SAINT PAUL  
RAMSEY COUNTY, MINNESOTA**

**ORDINANCE NO. 2026 - XXX**

**AN ORDINANCE AMENDING PORTIONS OF CHAPTER 154 OF THE NORTH SAINT  
PAUL CITY CODE REGARDING THE DEFINITION OF AN ACCESSORY DWELLING  
UNIT AND ACCESSORY DWELLING UNIT REGULATIONS**

THE CITY COUNCIL OF THE CITY OF NORTH SAINT PAUL ORDAINS AS FOLLOWS:

**SECTION 1. AMENDMENT.** North St. Paul City Code Section 154.003, Definitions, is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~striketrough~~ language as follows:

**DWELLING UNIT, ACCESSORY (ADU).** Also known as a "granny flat," "mother-in-law apartment" or "carriage house" - is a self-contained living unit that **meets the requirements of the Minnesota State Building Code. An ADU** can be located within the walls of an existing or newly constructed home, or ~~that~~ can be an addition to an existing home. **An ADU must be fully separated from the principal dwelling unit by means of a wall or floor and have a separate entrance from the principal dwelling unit. The separating wall between the units may have a door connecting the ADU to the principal dwelling unit.** ~~It can~~ **An ADU** also **can** be a freestanding structure on the same **property** lot as the **principal dwelling** ~~main house~~ or **be** located within **or**/attached to a detached garage. **North Saint Paul does not consider campers, recreational vehicles, trailers and other temporary structures to be ADUs.**

**SECTION 2. AMENDMENT.** North St. Paul City Code Section 154.010(D)(2), Accessory Dwelling Unit, is hereby amended to read with proposed new language **bold and underlined** and deleting the ~~striketrough~~ language as follows:

*2. Accessory dwelling unit.*

- (a) No more than one accessory dwelling unit may be located on a lot. No accessory dwelling unit shall be located on an R-1 zoned lot containing a two-family dwelling.
- (b) The lot shall have a minimum area of 5,000 square feet.
- (c) The lot shall have a minimum width equal to the underlying zoning district requirement.
- (d) An attached accessory dwelling unit shall be part of the principal dwelling on the same lot for the purpose of the bulk requirements of the district. Any secondary dwelling unit connected to the principal dwelling is considered attached. An attached accessory dwelling unit must meet the following:

i. The associated principal dwelling unit must continue to meet minimum floor area requirements.

ii. Minimum size of the accessory dwelling unit shall be 300 square feet with a maximum size of **40 percent of the floor area of the principal dwelling unit.** ~~900 square feet.~~

(e) A detached accessory dwelling unit shall be located within a freestanding structure or above a detached garage of the principal dwelling on the same lot. The minimum size of the detached accessory dwelling unit shall be 300 square feet with a maximum size of **1,000** ~~900~~ square feet.

(f) A detached accessory dwelling unit shall be set back a minimum of ten feet from side and rear property lines or up to an easement line, but not on it, whichever is greater.

(g) The entryway to the accessory dwelling unit shall be connected by a paved route, to include driveways or sidewalks, to a **public** street frontage.

(h) The accessory dwelling unit shall have a separate entrance from the principal dwelling

**(i) The owner or contractor must connect an accessory dwelling unit to municipal sanitary sewer and water. Connections for the ADU sanitary sewer and water must be provided from service lines shared with the principal dwelling unless otherwise approved by the Public Works Director.**

**(j) Owners may not sell accessory dwelling units separately or independently from the principal dwelling or create a separate tax parcel.**

**SECTION 3. SUMMARY PUBLICATION.** Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

This ordinance updates the definition of an accessory dwelling unit in City Code Section 154.003 and updates the regulations for square footage, utilities, and ownership clarification of an accessory dwelling unit in City Code Section 154.010(D)(2).

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall become effective upon its passage and publication as provided by law.

**ADOPTED** by the North St. Paul City Council this 16<sup>th</sup> day of June 2026.

Motion by Council Member \_\_\_\_\_

Second by Council Member \_\_\_\_\_

Voting:     Aye:     Council Member  
                         Council Member  
                         Council Member  
                         Council Member  
                         Mayor

Nay:  
Abstain:  
Absent:

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John Monge, Mayor

Attest: \_\_\_\_\_  
Brian Frandle, City Manager



| To                                     | Date          |
|----------------------------------------|---------------|
| Honorable Mayor Monge and City Council | June 16, 2026 |

### Agenda Placement # VII.C

City Business Action Items & Recommendations

### Subject

McKnight Athletic Complex Preliminary Design Development Professional Services Proposal

### Background/Facts

Refer to staff memo

### Financial Impact

\$300,000 was allocated for this in the 2026 CIP. The cost will not exceed \$129,000.

### Recommended Action

City Staff are recommending the City Council approve and authorize the City Manager to execute a contract with WSB for preliminary design development professional services dated June 10, 2026, for the McKnight Athletic Complex with a not to exceed amount of \$129,000.00.

### Attachments

1. CC 6-16-26 WSB McKnight Contract Staff Memo
2. Power Point Template Presentation -06-16-26 City Council
3. 2026\_LTR Proposal\_McKnight Design Development\_2026-0610 - Copy (Final)

Respectfully submitted,

Ken Roberts, Community Development / Community Services Director  
Sara Lang-Noyola, Community Development Administrative Assistant

# City of North St. Paul

## City Council Report



**NORTH  
ST. PAUL**

From: Ken Roberts, Community Development Director  
Sara Lang-Noyola, Community Development Administrative Assistant  
Meeting Date: June 16, 2026  
Agenda Item: **Contract with WSB for Preliminary Design Development Professional Services for the McKnight Athletic Complex**

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### INTRODUCTION

City staff have been working with the Parks and Recreation Commission to develop the process for designing improvements for the McKnight Athletic Complex located at 2310 10<sup>th</sup> Ave E in North St. Paul. City staff are proposing to enter into a contract with WSB to prepare the necessary design and engineering plans for the proposed improvements to the McKnight Athletic complex.

### BACKGROUND

The McKnight Athletic Complex is a 21.5-acre park that includes one premier baseball field, four softball fields, a concession stand, one t-ball field, two tennis courts, a batting cage facility and off-street parking. The tennis courts are in complete disrepair and are no longer usable by the public. The t-ball field is rarely used. The softball fields have seen a decline in use in recent years. The batting cage facility is City-owned but currently is privately leased.

In 2024, the City contracted HGA, an architect consultant, to develop park designs for 3 parks including the McKnight Athletic Complex. The plan development included community outreach and meetings with stakeholders to determine the best and most desired use of the complex. The final design concept includes the demolition of the two tennis courts, t-ball field and parking lot as well as the addition of a flex field, skatepark, playground, open green space, an event space and new parking. The Parks and Recreation Commission fully supports the design concept provided by HGA and the City Council was presented the concept plan in 2025. Throughout this concept development process, the City identified the need for storage in the McKnight Athletic Complex for both of the Public Works and Electric departments however it was unknown if there were land use restrictions from a previous agreement with the United States Housing and Urban Development department (HUD).

In 2025, the Parks and Recreation Commission and City Council approved having a full boundary, site and topographic survey complete of the facility. The surveyor completed the survey in October 2025.

### DISCUSSION

After the HGA concept was presented to both the Parks and Recreation Commission, on February 26, 2025, and the City Council on March 4<sup>th</sup>, 2025, City Staff received documentation from HUD confirming there are no longer land use restrictions for the entire McKnight Athletic Complex. In April 2026, the Parks and Recreation Commission was presented with proposed layout options for the Public Works and Electric storage that would alter the plans for the flex field, skatepark, playground, open green space and event area. The Commission recommended removing the two southern softball fields to create the necessary storage area for the City Public Works and Electric Departments.

The next step for the project has been identified as conducting a site evaluation and developing a preliminary design. City Staff have contacted WSB, the City's contracted Engineer team, to develop a proposed contract for preliminary design professional services for the McKnight Athletic Complex. This proposed contract



includes, but is not limited to, geotechnical exploration, asbestos and regulated materials survey, wetland delineation, natural resources review, several meetings with stakeholders and schematic design (SD) and preliminary design (PD) development including cost estimations and phasing options. These preliminary designs will include the storage for the Public Works and Electric departments and will take the Parks and Recreation Commission feedback into account. The site evaluation will help determine the feasibility of all of the requested features throughout the complex.

Current:



HGA Concept Plan:



The Parks and Recreation Commission recommended \$300,000 in the 2026 CIP for this planning and design work. The estimated costs in the proposed contract from WSB for providing the city all the necessary investigative and design services for McKnight Athletic complex is \$129,000.00 City Staff recommends the cost of the development of the project plans be split between the Park Fund, as well as the Public Works and Electric departments. WSB estimates the design process will take 6-8 months to complete.

#### **RECOMMENDATION**

City Staff are recommending the City Council approve and authorize the City Manager to execute a contract with WSB for preliminary design development professional services dated June 10, 2026, for the McKnight Athletic Complex with a not to exceed amount of \$129,000.00.

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#### **ATTACHMENT**

1. WSB Contract for Professional Services dated June 10, 2026



# CONTRACT WITH WSB FOR PRELIMINARY DESIGN DEVELOPMENT PROFESSIONAL SERVICES FOR THE MCKNIGHT ATHLETIC COMPLEX

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June 16, 2026

**North St. Paul City Council**



# BACKGROUND

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- The McKnight Athletic Complex, located at 2310 10<sup>th</sup> Avenue E, is a 21.5-acre park that includes one premier baseball field, four softball fields, a concession stand, one t-ball field, two tennis courts, a batting cage facility and off-street parking.
- In 2024, the City contracted HGA to develop park designs for 3 parks including the McKnight Athletic Complex. HGA worked with local stakeholders, including the Parks and Recreation Commission to determine the most desired and best use of the complex.





# BACKGROUND

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- The final design created by HGA includes the demolition of the two tennis courts, t-ball field and parking lot as well as the addition of a flex field, skatepark, playground, open green space, an event space and new parking.
- The City has identified the need for storage in the complex for both the Public Works and Electric departments. Since HGA created the design, the City has learned there are no land use restrictions from a previous agreement with the United States Housing and Urban Development (HUD).
- In October of 2025, a survey of the McKnight Athletic Complex was completed including locating boundaries as well as identifying site and topographic information.



# DISCUSSION

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- The HGA design of the McKnight Athletic Complex was presented to the Parks and Recreation Commission and the City Council in 2025.
- In April 2026, the Parks and Recreation Commission was presented with proposed layout options for the Public Works and Electric storage that would alter the design from HGA. The Commission recommended removing the two southern softball fields and use the area for City storage. The City has seen a significant reduction in ballfield use in recent years.





# DISCUSSION

Current





# DISCUSSION

## HGA Design



### KEY

1. Flexible Mini-Pitch
2. Parking Lot
3. Event Plaza
4. Greenspace
5. Playground
6. Skateboard / BMX / Bike Skills
7. Public Works access



# DISCUSSION

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- The next step in the park redevelopment process will be conducting a site evaluation and developing a preliminary design.
- City Staff contacted WSB to develop a proposed contract for preliminary design professional services that includes, but is not limited to, geotechnical exploration, asbestos and regulated materials survey, wetland delineation, natural resources review, several meetings with stakeholders and schematic design (SD) and preliminary design (PD) development including cost estimations and phasing options.
- These preliminary designs will include feedback from the Parks and Recreation Commission.
- The site evaluation will help determine the feasibility of the requested features throughout the complex and the recommended phasing for making the improvements.
- WSB estimates this process will take 6-8 months to complete.



# QUESTIONS ??

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## RECOMENDATION

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- City Staff are recommending the City Council approve and authorize the City Manager to execute a contract with WSB for preliminary design development professional services dated June 10, 2026, for the McKnight Athletic Complex with a not to exceed amount of \$129,000.00.

June 10, 2026

Ken Roberts  
Community Development Director  
City of North St. Paul  
2400 Margaret Street North  
North St. Paul, MN 55109

Re: McKnight Athletic Complex- Preliminary Design Development Professional Services  
Proposal

Dear Mr. Roberts,

We are pleased to submit this letter proposal on behalf of WSB LLC (Consultant) to the City of North St. Paul (Client) for the McKnight Athletic Complex preliminary design development services for the site improvements identified in this proposal.

## I. PROJECT UNDERSTANDING

It is understood that the City of North St. Paul seeks professional services for the McKnight Athletic Complex property to include: pre-design services (site analysis), schematic design, and preliminary design development of a preferred phase one implementation project.

It is understood that a park planning and design concept report was completed for the McKnight Athletic Complex. The report did not consider a desired storage location for the City's Public Works and Electrical Departments. The City seeks to update the concept plan to include this storage space with the schematic design. In addition, a topographic survey has been completed for the property that the City will provide to the Consultant in autocad format.

Based on the understanding, outlined below in our scope of services

## II. SCOPE OF SERVICES

### 1. PRE-DESIGN SERVICES

A. Geotechnical Exploration. This work includes obtaining soil borings throughout the property, including the existing fields, parking lots, courts and building areas.

- 1) Nineteen (19) borings drilled to fifteen foot (15') depths each.
- 2) Boring layout, rig mobilization, drilling consumables, MDH permitting
- 3) Soil classification, laboratory testing, boring logs
- 4) Geotechnical report with recommendations for building foundation and utilities, pavements sections, fill placement, and compaction.
- 5) We assume site locations are accessible with our drilling rig.

B. Asbestos and Regulated Materials (ARM) Survey. This work includes an ARM survey for the existing court locations. It is assumed an ARM survey is not needed for the metal shelter building and concessions/ballfield buildings, and that the concessions / ballfield buildings are not planned to be altered.

- 1) Data collection & document review.
- 2) Destructive sampling methods and visual inspection of regulated materials.
- 3) Collection of asbestos and lead-based paint samples for laboratory analysis.



- 4) Photographic documentation.
- 5) A report to include a summary of asbestos, lead-based paint results, and regulated materials inventory.

C. Wetland Delineation

- 1) Level 2 Wetland Delineation – a Level 2 wetland delineation will be completed within the project area as depicted on the exhibit. WSB will obtain and review Ramsey County Soil Survey information, DNR Public Waters information, National Wetland Inventory information, and LiDAR contours data for the project area. The wetland delineation will be completed in conformance with the US Army Corps of Engineers Wetlands Delineation Manual (US Army Corps of Engineers, 1987) and the Midwest Regional Supplement.
- 2) Wetland Delineation Report – the information obtained as part of Task 1 will be compiled into a wetland delineation report. This report will be submitted to the Local Government Unit (LGU), Technical Evaluation Panel (TEP), and US Army Corps of Engineers for their review. A draft of the wetland delineation report will be provided for review prior to submittal of a final report to the agencies. The preliminary wetland boundaries will be converted to CAD/shapefile/KMZ data based on your preference, which will be provided to the LGU along with the report for use in review of the delineation boundary.
- 3) Wetland Delineation Approval – WSB will join the LGU and other members of the wetland TEP onsite for a boundary concurrence meeting. Any changes to the boundary will be communicated as soon as possible. A final, approved wetland boundary CAD/Shapefile/KMZ file will be delivered following LGU approval.
- 4) The Consultant will identify necessary permits as it relates to the potential future final design and implementation efforts, but the actual permits are not included at this time.

D. Natural Resources & Environmental Review

- 1) The Consultant will review information regarding state and federal listed species for the site as shown on the attached document from state and federal databases. The Consultant will identify potential species impacts as part of the preliminary design phase and provide recommendations for final design and construction implementation to plan accordingly.
- 2) The Consultant will review MPCA information utilizing “What’s In My Neighborhood” to identify any areas of environmental concerns near or within the project area.

2. PROJECT MANAGEMENT & MEETINGS

A. Project Management:

- 1) Provide updates to, and coordination with, the Client and sub-consultants for the duration of the design process.
- 2) Facilitate staff resources to deliver the project. This includes monitoring and managing the scope of services, budget, schedule, and invoicing to align with the professional services agreement.

B. Client Meetings

- 1) Consultant will facilitate a project kickoff meeting with Client to review the project schedule, design process, intended outcomes, and deliverables along with a discussion of site program elements and any work to be completed by the City or others. Consultant will prepare and distribute meeting summary notes to those in attendance.
- 2) Consultant will conduct a site review meeting to identify site opportunities and constraints in relation to the concept plan following the project startup meeting.

- 3) Upon completion of the schematic design options, the Consultant will facilitate a virtual review meeting with the Client for review and feedback before taking the plans to the Parks & Recreation Commission.
- 4) Consultant will present the schematic design options at a Parks & Recreation Commission meeting for review, feedback, and preferences to carry forward into a preferred site plan.
- 5) Upon completion of the preliminary / preferred design development plan, the Consultant will facilitate a virtual review meeting with the Client for review of design development plans, cost estimates, and a Phase 1 implementation approach.
- 6) Consultant will present the preferred design development plan, phasing approach, and cost estimates at a Parks and Recreation Commission meeting for review and feedback.
- 7) Consultant will present the preferred design development plan with recommended phasing approach and cost estimates at a City Council meeting.

C. Stakeholder Meetings

- 1) Consultant will facilitate one (1) virtual stakeholder meeting with the School District to review the preliminary layout.

3. SCHEMATIC DESIGN (SD)

A. Data Collection

- 1) The Consultant will collect all relevant project data from the Client necessary to complete the schematic design. This includes topographical AutoCAD files from the Client, as-built documents, existing infrastructure information, collection of environmental and regulatory information that will affect the planning, design, and construction, and development of project base map files for the design process.

B. Water Resources

- 1) A preliminary assessment of the proposed impervious surfaces will be reviewed and a meeting will be held with Ramsey Washington Metro Watershed District to determine permitting requirements for stormwater management.
- 2) Preliminary options related to stormwater treatment will be provided for consideration as it relates to potential cost implications and site impacts. This includes underground storage, filtration basins, and combinations of alternatives to meet the requirements.

C. Site Schematic Design Options

- 1) Up to three (3) site layout options will be prepared based upon the concept plan for a portion of the McKnight Fields site to include the following:
  - a. Consideration of a large multi-use field with options to include artificial turf.
  - b. Reserved space for public works storage area.
  - c. Parking lot.
  - d. Event space.
  - e. Trails and pedestrian use areas.
  - f. Identify spatial needs for playground development.
  - g. Identify spatial needs for a skate park.
  - h. Identify electrical lighting needs.
  - i. Identify stormwater treatment options.

4. PRELIMINARY DESIGN DEVELOPMENT (PD)

A. Preliminary Design Development (Preferred Approach)

- 1) The Consultant will prepare preliminary plans with corresponding sections or details for site improvements to illustrate spatial configurations, material selections, and general character based upon the Client's preferred design approach, as determined by the City Council. Factors for consideration will include:
  - a. General grading and drainage approach.
  - b. Accessibility.
  - c. Overall layout and circulation.
  - d. Infrastructure needs (water, sanitary, electrical).
  - e. Potential site impacts and constraints.
  - f. Preferred stormwater treatment approach.

B. Estimation and Phasing

- 1) The Consultant will prepare a corresponding estimate of probable costs for the design development plans with a recommended phasing option to establish a preferred Phase 1 implementation approach.

**III. ASSUMPTIONS**

Consultant has based the scope of work and fee upon the following assumptions:

1. We understand that the Client will be responsible for:
  - a. Full program coordination with one individual representing the Owner's interests.
  - b. Providing legal counsel, advice and services available to the Consultant during the term of this Agreement on any or all matters related to the project such as, but not limited to, title opinions, interpretations of agreements, covenants and laws affecting the project, advice and assistance in processing applications, review and preparation of project agreement documents, participation in presentations to public agency staff and boards and general counsel on the legal implications of all substantive or procedural aspects of the project itself.
  - c. Coordinating all meetings with City staff, associations, and public involvement in the project.
  - d. Permit fees and expenses involved in federal, state agency or local permitting, plan review, etc. for the Project.
2. It is assumed that the City has confirmed the proposed redevelopment of the site to include dedicated space for a yard to be utilized by North St. Paul Public Works and Electric Departments is not in conflict with previous park use requirements from HUD.
3. It is assumed that existing concessions / ballfield buildings will not be considered for any alterations or redevelopment.
4. The main City point of contact and City Project Representative will be Community Development Director Ken Roberts.
5. Any requests for legal counsel by WSB shall be made through the City's Project Representative. WSB shall not engage directly or independently with the City Attorney.
6. WSB shall not engage directly or independently with the Parks Commission.

**IV. EXCLUSIONS**

1. The following items are excluded from this Agreement; however, Consultant can provide these professional services for additional compensation by amendment to this Agreement.
  - A. Playground and skate park equipment selection and design.
  - B. Permits.
  - C. Final Design & Technical Specifications.
  - D. 3D renderings.
  - E. Topographic Survey

- F. Public Engagement
- G. Documents for easement/right of way vacations and re-platting of park parcels.

#### V. ADDITIONAL SERVICES

WSB can assist the City in identifying and applying for grant opportunities as an additional service. Additional services may be added upon approval by both Client and Consultant via amendment to this Agreement.

#### VI. PROPOSED FEES

The Scope of Services described above will be provided for an hourly not-to-exceed fee of \$129,000. The following table provides an overview of fees for each task.

| Service Description                                     | Fee              |
|---------------------------------------------------------|------------------|
| Geotechnical Exploration                                | \$22,300         |
| ARM Survey                                              | \$4,550          |
| Wetland Delineation                                     | \$5,700          |
| Nat. Res. & Env. Reviews                                | \$2,000          |
| Project Management                                      | \$5,600          |
| Client Meetings                                         | \$5,150          |
| Stakeholder Meetings                                    | \$700            |
| Parks Commission (2) + Council (1) Mtgs                 | \$4,200          |
| Data Collection / Base Maps                             | \$2,300          |
| Water Resources (Schematic Design – Preliminary Design) | \$25,200         |
| Schematic Design Options                                | \$15,250         |
| Preliminary Design Development                          | \$24,600         |
| Estimation & Phasing                                    | \$4,450          |
| Electrical Sub-Consultant                               | \$7,000          |
| <b>Total Hourly-not-to-exceed Fee</b>                   | <b>\$129,000</b> |

Reimbursable expenses will be billed in addition to fees listed above.

#### ACCEPTANCE

This letter represents our entire understanding of the project scope. All work under this letter proposal will be governed by the Professional Services Agreement entered into between the City of North St. Paul and WSB in 2009. If the scope and fee appear to be appropriate, please sign on the space provided and return one copy to our office. We are available to begin work once we receive signed authorization.

Sincerely,

WSB

  
Candace Amberg  
Project Manager

  
Jason L. Amberg  
Director of Landscape Architecture

**CITY OF NORTH ST. PAUL**

I hereby authorize WSB to proceed with the above-referenced work under the terms and conditions of the Professional Services Agreement between the City of North St. Paul and WSB.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Attachments:

Natural Resources Data



### To

Honorable Mayor Monge and City Council

### Date

June 16, 2026

### Agenda Placement # VII.D

City Business Action Items & Recommendations

### Subject

2026 Crack Sealing Project – Receive Bids and Award Contract

### Background/Facts

- As a part of regular ongoing street maintenance, quotes were solicited from contractors for the 2026 Crack Sealing Project.
- A map of roadways scheduled for 2026 crack sealing is attached, subject to modifications necessary to meet budgetary limitations.
- The attached letter of recommendation and Quote Tabulation Summary indicate the recommended low bidder as SEALPROS of Hopkins, MN, with a grand total quote amount of \$60,116.78.
- If awarded by Council, staff's anticipated schedule for the project improvements includes a tentative earliest possible construction start in June 2026 within seven days of contractor receipt of Notice to Proceed. The exact date of issuance will be determined based on the Contractor's schedule.

### Financial Impact

The amount budgeted within the adopted 2026-2035 Capital Improvement Plan for roadway crack sealing in 2026 is \$77,300 from the Street Maintenance Fund. The recommended contract award amount and all anticipated contingencies and indirect costs fall within budgeted amounts for the planned maintenance effort.

### Recommended Action

It is recommended the City Council accept bids and award by resolution a construction contract for the grand total quote amount of \$60,116.78 to SEALPROS for the 2026 Crack Sealing Project.

### Attachments



1. 035220-000 COM Res\_Receive Quotes Awd Contract-060226
2. 2026 Crack Seal Map
3. 035220-000 CST LTR RECMMDTN-hmcc-052726
4. 035220-000 CST Quote Tab Summary-052126

Respectfully submitted,  
Morgan Dawley, City Engineer

**CITY OF NORTH ST. PAUL**

**RESOLUTION NO. 2026-XXX**

**RESOLUTION ACCEPTING QUOTES AND  
AWARDING A CONSTRUCTION CONTRACT FOR THE  
2026 CRACK SEALING PROJECT**

**WHEREAS, THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA** (“Council”) approved the 2024-2033 Capital Improvement Plan and general levy budget for 2026 including 2026 roadway maintenance and crack sealing activities at the City Council meeting on December 16, 2025 (“Meeting”); and

**WHEREAS,** the locations for the 2026 Crack Sealing Project (“Project”) have been identified by the Public Works Department and are shown on the attached Project Location Map; and

**WHEREAS,** the Project improvements shall include crack sealing and appurtenant work; and

**WHEREAS,** on Thursday, May 21, 2026, quotes were opened and tabulated according to law, and the following quotes were received complying with the solicitation:

| <b><u>CONTRACTOR</u></b>     | <b><u>TOTAL QUOTE</u></b> |
|------------------------------|---------------------------|
| SEALPROS                     | \$ 60,116.78              |
| ASTECH Corp.                 | \$ 72,560.84              |
| Fahrner Asphalt Sealers, LLC | \$ 92,197.80              |
| Allied Blacktop Company      | \$ 102,467.50             |

**WHEREAS,** it appears that SEALPROS of Hopkins, MN, is the lowest responsive bidder with a total quote of \$60,116.78.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA:**

1. The Mayor and City Manager are hereby authorized and directed to enter into a construction contract with SEALPROS in the name of the City of North St. Paul for the improvement of the 2026 Crack Sealing Project according to the plans and specifications, therefor approved by the City Council and on file in the office of the City Clerk.

**ADOPTED** this 16<sup>th</sup> day of June, 2026.

Motion by Council Member  
Second by Council Member

Voting: Ayes:  
Nays:  
Abstain:  
Absent:

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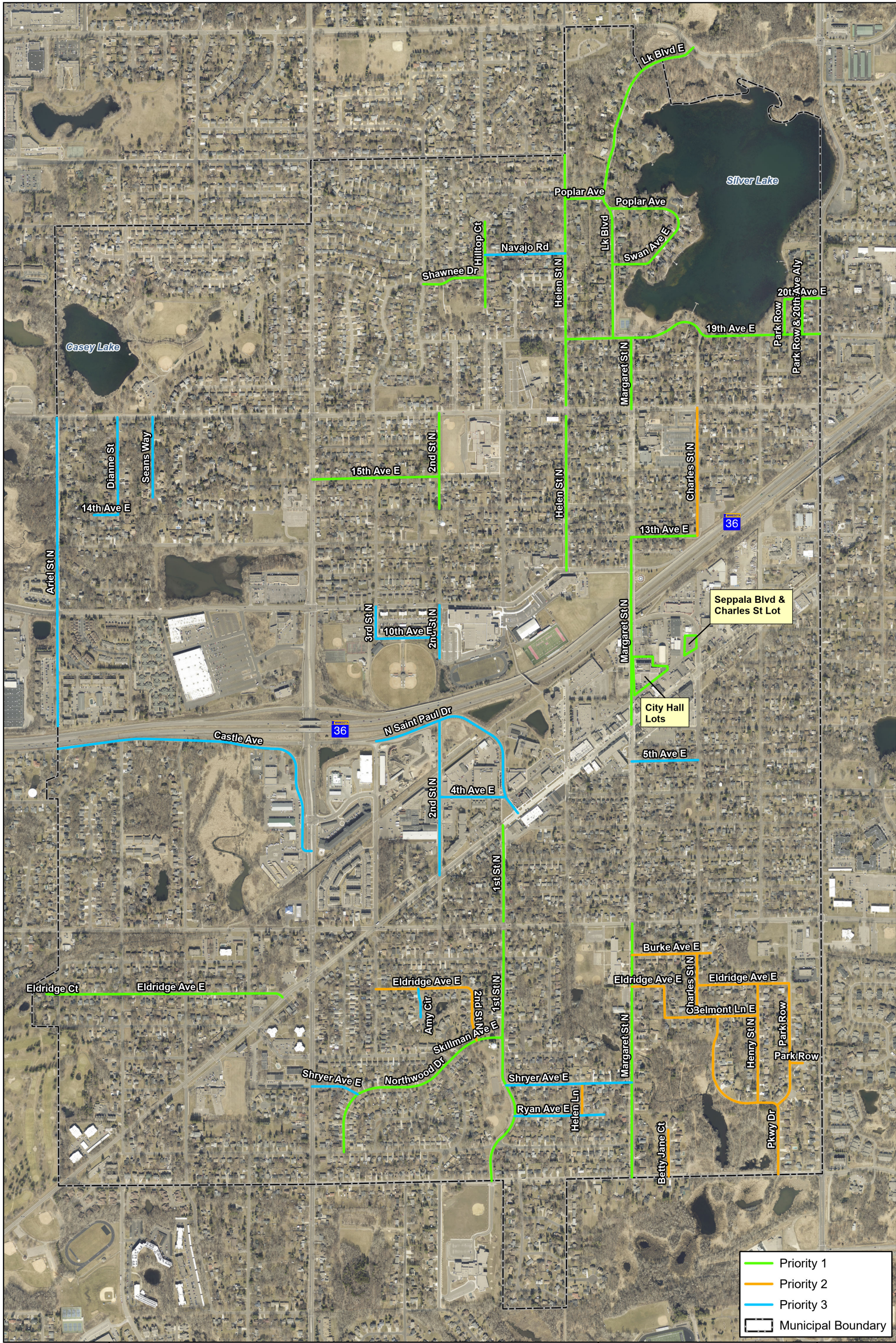
John Monge, Mayor

Attest:

---

Brian Frandle, City Manager/Clerk





**NORTH  
ST. PAUL**  
*extraordinary.*

## Project Location Map

2026 Crack Sealing Project  
North St Paul, MN



0 900  
Feet  
1 inch = 900 feet





May 27, 2026

Honorable Mayor and City Council  
City of North St. Paul  
2400 Margaret Street North  
North St. Paul, MN 55109

Re: 2026 Crack Sealing Project  
City of North St. Paul, MN  
WSB Project No. 035220-000

Dear Mayor and Council Members:

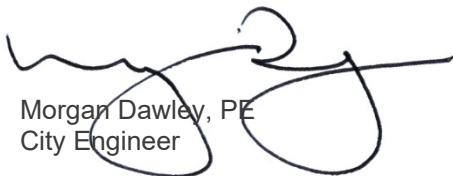
Quotes were received and viewed online for the above-referenced project on Thursday, May 21, 2026. Four quotes were received. Please find enclosed the Quote Tabulation Summary indicating the low quote in the amount of \$60,116.78 as submitted by SEALPROS, Hopkins, Minnesota.

We recommend that the City Council consider these quotes and award a contract for the grand total quote in the amount of \$60,116.78 to SEALPROS, based on the results of the quotes received.

If you have any questions, please contact me at 763.287.7173. Thank you.

Sincerely,

WSB



Morgan Dawley, PE  
City Engineer

Enclosure

cc: Brian Frandle, City of North St. Paul  
Jennie Kloos, City of North St. Paul  
Ron Ritchie, City of North St. Paul  
Randy Miller, City of North St. Paul

srb

# Quote Tabulation Summary

2026 Crack Sealing Project

City of North St. Paul, MN

WSB Project No. 035220-000

Quotes Received Online: Thursday, May 21, 2026, at 2:00 p.m. Local Time



 DENOTES CORRECTED FIGURE

| Contractor |                                                                | Bid Bond (5%) | Addendum Received | Grand Total Quote |
|------------|----------------------------------------------------------------|---------------|-------------------|-------------------|
| 1          | SEALPROS                                                       | N/A           | N/A               | \$60,116.78       |
| 2          | Asphalt Surface Technologies Corporation<br>a/k/a ASTECH Corp. | N/A           | N/A               | \$72,560.84       |
| 3          | Fahrner Asphalt Sealers, LLC                                   | N/A           | N/A               | \$92,197.80       |
| 4          | Allied Blacktop Company                                        | N/A           | N/A               | \$102,467.50      |

I hereby certify that this is a true and correct tabulation of the quotes as received on May 21, 2026.

Morgan Dawley, PE, City Engineer