



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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651-266-8585

Tuesday, November 18, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Special Tax Assessments

- 1** **RLH TA 25-410** Ratifying the Appealed Special Tax Assessment for property at 511 BAY STREET. (File No. J2601R, Assessment No. 268601)

Sponsors: Noecker

Refer back to LH April 21, 2026 at 9 am.

Referred to the City Council due back on 1/7/2026
- 2** **RLH TA 25-415** Ratifying the Appealed Special Tax Assessment for property at 476 SHERBURNE AVENUE. (File No. J2601R, Assessment No. 268601)

Sponsors: Bowie

Refer back to LH April 21, 2026 at 9 am.

Referred to the City Council due back on 1/7/2026
- 3** [RLH TA 25-429](#) Ratifying the Appealed Special Tax Assessment for property at 1077 BLAIR AVENUE. (File No. J2526R1, Assessment No. 258591)

Sponsors: Bowie

Laid over to LH April 21, 2026 at 9 am.

Laid Over to the Legislative Hearings due back on 4/21/2026
- 4** [SR 25-169](#) Review the Ratifying of the Appealed Special Tax Assessment for property at 872 RONDO AVENUE. (File No. J2522R, Assessment No. 258555)

Sponsors: Bowie

Layover to LH April 21, 2026 at 9 am.

Laid Over to the Legislative Hearings due back on 4/21/2026

11:00 a.m. Hearings**Summary & Vehicle Abatement Orders****5 RLH SAO 25-56 Appeal of Seth Richardson to a Summary Abatement Order at 2350 BAYLESS PLACE.**

Sponsors: Coleman

Grant the appeal allowing plant heights up to 36" (rather than 18") around the bend in the boulevard.

*Seth Richardson, owner, appeared
Pat Thompson, o/b/o District Council, appeared*

Moermond: I'd asked Mai to communicate to you yesterday I'm going to recommend the granting of this appeal based on some comments from Public Works that means the 18" code doesn't apply.

Richardson: the original Legislative Hearing we kind of focused on it not being an intersection, which we appreciated. The 36" rule is what was still a concern to myself and the contractor who designed it. Does that 36" mean the entire way across?

Moermond: yes.

Richardson: our concerns---the planter list mix that is in the list I sent you, there are plants that grow higher than 36" especially in a year like this, it is a good thing. We didn't know if there was some solution like 36" up to a certain point, then higher elsewhere. That may be more feasible for both the garden and the plants themselves. That would involve having to cut July – August which would threaten the health of the entire ecosystem. I don't know if that was even considered?

Thompson: I'm speaking o/b/o the District Council and we are urging the Council to amend the ordinance that takes into consideration the variances of boulevard so in cases like this. Not specifically about this case, but in general.

Moermond: it is a good time of year to bring those ideas forward.

Richardson: if I may ask, since I obviously have been unable to get my Councilmember there because it is a conflict of interest if they even spoke with me.

Moermond: it is a quasi-judicial matter, not a conflict of interest which by definition means there's a monetary stake involved, which there is not here. It goes to Council as a whole, not to an individual Councilmember.

Richardson: weren't they already---we don't need to argue that. This is treated differently then than the policy matter where it doesn't seem to me there is anything in the code that treats a boulevard like mine, very large, differently, right? That's the interpretation? It is the boulevard so 36" applies. For any kind of relief from Council, if I can't talk to Council about it—I guess that seems...

Moermond: you CAN talk to Council about it. You can't talk to Council outside of the hearing process. You need to talk to all the Councilmembers the same.

Richardson: sure.

Moermond: you clearly don't get this.

Richardson: I get it is just very confusing thing. I've covered municipal government and cities all over the Country. This is a somewhat strange set-up as far as I'm aware.

Moermond: no, it isn't. if you were covering the Board of Zoning appeals, or a licensing matter and the Council was set up to hear a case, you can't talk to one judge in a panel and not to all of them.

Richardson: so, I can talk to the whole Council?

Moermond: the whole Council makes the decision. ONE does not make a decision. As individuals they have no power.

Richardson: that's fine. The question is then, the other course of relief would be at that Council meeting?

Moermond: yes. You can submit things for the record and they go to everyone, and they may review ahead of time and come to a decision based on the paper, but that would be something they'd talk about on the record and handle there. Definitely that is your next stop. That will be December 10th. This is a public right-of-way that should allow a pass-through of human beings. It is a PUBLIC right of way.

Richardson: that's why the sidewalk and bluestone was built around it so that there IS access.

Moermond: I understand but the entire area is public right-of-way. I'm not bringing it up in this context, I'm saying as we look at policy ideas for the boulevard that is something that comes up more frequently. A raised garden bed, but other issues on the boulevard the District Council may want to look at in the process of reviewing policy the Council may want to do. I can only deal with the policy now. If they amend it, they do, if they choose to do a variance, they can absolutely do that. Because this is on what I would call a relatively sharp area—it isn't a corner---it makes it not a good candidate for going above 36" inches.

Richardson: not a good candidate as far as current code is concerned?

Moermond: right. My analysis of the current code, yes.

Richardson: are there any analysis from Public Works or whatever about what kind of curbs or boulevards would be good candidates?

Moermond: not that I'm aware of. The code is the code, they wouldn't analyze it differently than what the law is unless they were asked to do a study.

Richardson: the other question I had is because this all stems from a complaint—this hasn't been a problem for 5 years of its existence, until someone lodged a complaint. I was told those aren't a matter of public record, is that accurate?

Moermond: the fact a complaint has been received is public record, what is described in the complaint is public record, any identifying information of the complainant is NOT.

Richardson: could I get a copy of the description of the complaint attached to the record? I didn't see it.

Moermond: normally it would be but the timing of this is during the cyber attack affected information. Your orders were handwritten, so the complaint wouldn't have been entered into the standard system. It was offline. I'm not even sure there is a record of that nature. Right now, it is impossible to know. Once an investigator is asked to investigate, it is a matter of whether or not it is founded. They make the determination, not the neighbor.

Richardson: sure, but the complaint is the reason the inspector is out there in the first place.

Moermond: there are things in the City that have been there for 20 years and haven't been called in yet, and that doesn't change whether or not the law applies.

Richardson: I totally understand. I'm just asking so I have all the information because I couldn't even really get what the complaint was about in the first place. I've been told multiple different things.

Martin: from what I recall, the complaint was for an advertising sign in the boulevard. That's what the inspector found, but then also wrote up what he found as far as the height.

Richardson: sure, but the first time I talked to him he told me someone complained about the height of the rain garden itself. When I called to ask if he's the one who took my signs or if it was kids he said the reason he was out was because of the signs so I've never got a clear answer altogether.

Moermond: and for my purposes it doesn't change the fact that there was a finding.

Richardson: sure, I get that.

Referred to the City Council due back on 12/10/2025

6 RLH SAO 25-66 Appeal of Walker Wilkins and Andrea Vercruysse to a Summary Abatement Order at 1473 FAIRMOUNT AVENUE.

Sponsors: Jost

Grant to January 1, 2026 for compliance via proper storage or removal of wood (pallets, wood construction materials) from property, and to July 1, 2026 for balance of the orders.

Walker Wilkins, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: November6, 2025 a Summary Abatement Order was issued regarding properly disposing of large rocks and building material from boulevard and front of the property. Compliance date of November 13, 2025. Landscaping project possibly going on. There are also pavers and pallets in the backyard as well. They were removed from the boulevard.

Moermond: the orders themselves only pertain to the boulevard and front?

Wilkins: this is a large project that I'm doing by hand. It is a drystone wall and I've

acquired a level 1 drystone certification to do it. A lot of complications have arisen due to it being such a busy sidewalk. I made my best effort to comply in the City's interest by removing the boulevard rocks immediately. I'd like to point out to some degree the order gives me license. It allows you to use power tools from 7 am to 10 pm. I have not done that. Most of the tools I use have been between 2 pm to 7 pm. Given the order, I would very much like to complete this wall. I have hundreds of hours of work into this. I'd like to finish and put this energy into other projects. I already planned to recover the boulevard in the spring, along with the front yard.

Moermond: this is a worthwhile project. I'm inclined to have the Council give you an extension, I did see you moved the boulevard rocks and that was the part I was concerned about. July 1 does that work?

Walker Wilkins: sure.

Moermond: what about the same deadline for the pavers in the back?

Walker Wilkins: I'm inclined to say yes, but I don't want to disappoint you or feel like I've been unfair.

Moermond: I'm inclined to split out the wood construction materials from the stone. Is the wood something you could store in the garage?

Walker Wilkins: I do have good news. I recycled 2 truck beds of pallets since the order landed. I asked for photos but I don't have any photos in the backyard.

Moermond: we're in the same position, I don't have the benefit of back yard photos as well.

Walker Wilkins: I've done a good faith effort to comply.

Moermond: I agree, and I think the boulevard was the largest concern especially with snow coming up. So pallets are on their way. How about a January 1 deadline on wood in the back and July 1 on the stone. We can revisit that in July.

Referred to the City Council due back on 12/10/2025

Orders to Vacate Code Enforcement

- 7 RLH VO 25-21 Appeal of Dennis D. Grahns to a Notice of Condemnation As Unfit for Human Habitation & Order to Vacate at 555 SMITH AVENUE SOUTH.**

Sponsors: Noecker

Grant to December 12, 2025 for items 8, 13, 14, 16, 17, 22, 24, 25 & 31; Grant to February 9, 2026 for items 4, 5, 7, 21, 23 & 29; and to June 8, 2026 for items 3, 9, 10, 12, 19, 20, 28, 30, 32, 34 & 36 of the October 16 orders. Noting that items 2, 6, 11, 15, 19, 26, 27 & 33 have already been abated.

Voicemail left at 11:53 am: this is Marcia Moermond from St. Paul City Council calling you about the work plan for 555 Smith Avenue. I believe you talked to Dick Kedrowski and Lisa Martin and they wrote the things you were done with and things done on 3 different deadlines. I'm going to go with that document you all agreed on, but if that changes let us know. Please call 651-266-8585 if you have questions.

Referred to the City Council due back on 12/10/2025

Making Finding on Nuisance Abatements

- 8 [RLH SAO 25-58](#) Making finding on the appealed nuisance abatement ordered for 2016 FREMONT AVENUE in Council File RLH SAO 25-55. (Refer to November 18, 2025 Legislative Hearing)

Sponsors: Johnson

Nuisance is not abated but grant through December 12th for compliance.

Mark Puchala, owner, appeared via phone

Moermond: we're following up on the camper and grass.

Martin: an inspector was there today. The grass and boulevard is not in compliance, the camper is not in compliance but is now in a stored capacity. Not upright.

Puhala: I don't understand what isn't compliant in my yard. I worked with Ramsey County extension on cutting back my stem plants and I was told I can leave the ones deeper in the yard. I made sure all of the grass around the sidewalks is trimmed down and none of the grass is taller than 8 inches. The only large stem plants are my big bluestem. I can cut it back now if needed. With the camper, I have been having an issue. I'm low on funds so I can't just go buy paving stones. I've been trying to find some to install but I am still searching. The best I can do is ask for time to let me find those. I really don't understand what isn't compliance with my plants. Do you need me just destroying all of my stems because Ramsey County said I shouldn't have to.

Moermond: it is November 18 so I think you can bite the bullet and mow the yard. The photos show it isn't in compliance. There was a fair bit of conversation with you through this process and also with the Ward office, the finding by the department and the photos I've seen show it isn't done. I'm not going to review the types of plants in the yard and figure that out at this point. What we have and what we have discussed is there is a difference between native plantings and overgrown lawn. You need to figure that out for next year; we just need to be done for this year.

Puchala: so I have to cut everything down under 18" despite what Ramsey County extension says?

Moermond: I don't have any report from them about what is and isn't native plants in there. That isn't part of City code is in terms of asking them anyway. I do know we have what continues to look like overgrown lawn. I do know City code. I know we'll be talking about this again but I think we need to be done this year. I don't think it will harm anything. Regarding the camper, you were going to talk to Zoning about a site plan. They're the ones who would even say if pavers are acceptable.

Puchala: I went to the office for zoning and they told me that specifically I need to put paving stones from the driveway to where the tires are and then its done. I just need to find stones I can afford. Please give me time to find affordable stones.

Martin: usually when you go to site plan they'll give you a description and showing you a map of what can be approved from driveway to garage. I have nothing from them. That's a camper you can just put in a driveway or into the garage.

Puchala: I'll admit I haven't thought about that. There is a car there. Am I allowed to crowd my cars in front of the garage? Or put it in front of the garage with my car is

currently there.

Martin: as long as you aren't blocking the public right-of-way.

Puchala: when I do that the current car I fear the tires will be off the driveway on the ground. I technically will be out of ordinance in the short-term while I'm getting pavers to put under the tires, but I think I can get that turned around and get the camper in front of the driveway while working on getting it into the garage.

Martin: you can park on the street too.

Puchala: I'm allowed to park my camper on the street?

Moermond: are you talking about vehicle tires being off the driveway and in your grass by a foot? Or blocking the right-of-way?

Puchala: off the driveway in grass. The vehicle would have 2 off the driveway in grass in my yard.

Martin: you can park your vehicles on the street and put the camper in the driveway, but until you have an approved site plan showing exactly what they approved you can't just put pavers in.

Moermond: looking at Google streetview—do you have access off the alley?

Puchala: alley.

Moermond: your camper could be in the garage and I am seeing a silver vehicle with a white driver's side door?

Puchala: yes, that is currently in the driveway. That's where I would rotate that and put the camper in front of it because there's another car in the garage.

Martin: you can park the car on the street and put the camper in the driveway.

Puchala: it is an inactive vehicle. It doesn't have current registration. I'll do that if I'm allowed, I just worry I'll cause another problem.

Moermond: I'm struggling to find where the driveway connects by cement to the alley. It is rather overgrown.

Puchala: it connects underneath the pine tree. The zoning department had photos from the fall where you could see it clearly.

Martin: it looks like it hasn't been maintained.

Puchala: the driveway ends underneath where the current car is, it doesn't go all the way to the sidewalk.

Martin: it needs to be operable and licensed.

Moermond: how expired are those tabs?

Puchala: four years. I thought it didn't need that if it was in my driveway?

Moermond: it does.

Puchala: do I need to store it somewhere else?

Martin: yes, you do.

Puchala: I will get that taken care of, apologies. I didn't know that.

Moermond: it is good to get it sorted out here. What chance do you have of getting those tabs squared away?

Puchala: I believe it shouldn't be a problem, I just didn't know I needed to. I prefer to find a place to put the car but if I can't I'll get the tabs right away.

Moermond: the tabs are needed even if you are parked on your own property if it isn't inside a garage. Four years expired on the street or visible on private property needs updated tabs. We don't have orders on that vehicle right now.

Martin: is this vehicle operable?

Puchala: no.

Martin: then it needs to be removed.

Puchala: I can put it in neutral and move it around. I understand.

Moermond: no orders now, but you need to sort it out. There was a deadline for the trailer by November 14 and we're checking it now. I'm going to ask Council to grant through December 12th to deal with the grass. Let's push the trailer out to January 9th, 2026. You don't want anything to freeze into the ground so you may want to take action sooner than later.

Puchala: I do have to make a call but I believe I can bring the camper to my partner's aunt's house. I've cut back all of the stem plants while we're on the call right now so in all "technicality" you should be able to just have an inspector come by tomorrow to see if what I cut back qualifies. It is all below 8" right now.

Moermond: let's do those deadlines we discussed. So it will be checked on or after December 12th.

Laid Over to the Legislative Hearings due back on 12/16/2025

9 [RLH SAO 25-69](#)

Making finding on the appealed nuisance abatement ordered for 2016 FREMONT AVENUE in Council File RLH SAO 25-55.

Sponsors: Johnson

The nuisance is not abated but grant to January 9th, 2026 for compliance.

Mark Puchala, owner, appeared via phone

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Moermond: let's do those deadlines we discussed. So it will be checked on or after December 12th.

Laid Over to the Legislative Hearings due back on 1/13/2026

1:30 p.m. Hearings

Orders To Vacate - Fire Certificate of Occupancy

- 10 RLH VO 25-24 Appeal of James A. Persson, obo Carol M. Persson, to a Correction Notice-Complaint Inspection (which includes condemnation) at 1436 SNELLING AVENUE NORTH.**

Sponsors: Coleman

Appeal denied noting property is being sold.

*James A. Persson, son of owner, appeared via phone
Carol Persson, owner, appeared via phone*

[Moermond gives background of appeals process]

Staff report by Supervisor Der Vue: this is a single-family home. In response to a complaint we received an inspection was done November 5, 2025 which consisted of possible gross unsanitary and due to previous police calls, St. Paul Police Department did go with on the inspection. They found multiple issues with the plumbing, electrical throughout, pest infestation, heavy content piled on water heater and furnace, and excessive refuse and items on the exterior of the property, primarily the rear yard. The property was condemned for immediate vacate.

Moermond: sounds like Peter isn't there now?

Carol Persson: not as far as I know since it was condemned. Saturday I did a sign a purchase agreement and closing should be done in 2 weeks.

Moermond: what are you looking for today?

Carol Persson: no.

James Persson: it is just something we want to put behind us.

Moermond: the main thing at this point is disclosure of the condemnation; the main thing is whoever buys it doesn't put someone in there without getting the Certificate of Occupancy straightened out. Hopefully in 2 weeks you can wash your hand of it.

James Persson: all the utilities are on.

Moermond: if you can think of anything you need from us to help you sell the building, please let us know, we are happy to help.

Let's indicate the appeal is being withdrawn because the property is being sold.

Referred to the City Council due back on 12/10/2025

3:00 p.m. Hearings

Water Bill Appeals

- 11 RLH WB 25-6 Appeal of John Purdy to a Water Service Bill at 10 DELOS STREET WEST.**

Appeal withdrawn by owner.

Referred to the Board of Water Commissioners due back on 12/9/2025