



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Council Chambers - 3rd
Floor
651-266-8560

Meeting Minutes

City Council

Council President Mitra Jalali
Vice President HwaJeong Kim
Councilmember Anika Bowie
Councilmember Cheniqua Johnson
Councilmember Saura Jost
Councilmember Rebecca Noecker
Councilmember Nelsie Yang

Wednesday, February 5, 2025

3:30 PM

Council Chambers - 3rd Floor

ROLL CALL

Meeting started at 3:32 PM

Present 5 - Councilmember Mitra Jalali, Councilmember Nelsie Yang, Councilmember Anika Bowie, Councilmember Saura Jost and Councilmember Cheniqua Johnson

Absent 2 - Councilmember Rebecca Noecker and Councilmember HwaJeong Kim

COMMUNICATIONS & RECEIVE/FILE

- 1 [AO 24-81](#) Reallocating funds from two (2) 2024 Neighborhood STAR projects to establish one (1) new project per Res 24-1460.
Received and Filed
- 2 [AO 25-2](#) Amending the 2022 Citywide Long-Term Capital Maintenance Program Capital Improvement Budget to correct spending and financing allocations.
Received and Filed
- 3 [AO 25-6](#) Establishing one (1) new project through the Neighborhood STAR Year-Round Program as adopted via City Council RES # 24-1875.
Received and Filed
- 4 [AO 25-8](#) Amending the 2025 Planning and Economic Development budget to correct revenue account codes.
Received and Filed

CONSENT AGENDA

Items listed under the Consent Agenda will be enacted by one motion with no separate discussion. If discussion on an item is desired, the item will be removed from the Consent Agenda for separate consideration.

Approval of the Consent Agenda

Councilmember Yang moved approval.

Consent Agenda adopted

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

- 5** [RES 25-172](#) Authorizing the City to enter into an agreement with the Minnesota Department of Transportation (MnDOT) for federal funding to lease electric vehicles for the Twin Cities Electric Vehicle Mobility Network (Evie Carshare).
Adopted
- 6** [RES 25-209](#) Authorizing the Department of Public Works to accept a grant of \$250,000 from the Metropolitan Council Environmental Services (MCES) 2025 Private Property Inflow & Infiltration Grant Program.
Adopted
- 7** [RES 25-110](#) Approving the Memorandum of Agreement for the January 2025 Wage & Fringe Adjustment (Dues Only) between the City and the International Union of Painters and Allied Trades District Council 82.
Laid over to February 12, 2025
- 8** [RES 25-111](#) Authorizing the Department of Talent and Equity Resources to accept donations of refreshments and items of support at new employee orientations and other citywide educational events for City employees in 2025.
Adopted
- 9** [RES 25-112](#) Establishing the rate of pay for the new classification of Outreach Supervisor in EG 09, Grade 015.
Laid over to February 12, 2025
- 10** [RES 25-126](#) Authorizing the City to amend the lease agreement with National Cooperative Leasing to expand the fleet size of the Evie carshare program by 45 vehicles.
Adopted
- 11** [RES 25-166](#) Authorizing the City to enter into an agreement with the Minnesota Department of Transportation for the Kellogg-3rd Bridge Project.
Adopted
- 12** [RES 25-170](#) Amending the 2024 and 2025 Capital Improvement Budget to allocate funding for Community Proposal Allocations, and reprogramming unspent 2021 Community Proposal funding as recommended by the Capital Improvement Budget Committee.
Adopted

- 13 [RES 25-175](#) Approving the City's Council's reappointment of Jamila Pickett, Khulia Pringle and Nick Khaliq to the Saint Paul Recovery Act Community Reparations Commission.
Adopted
- 14 [RES 25-184](#) Accepting the gift of travel expenses from the Knight Foundation for Councilmember Saura Jost and Library Director Maureen Hartman to attend the Knight Foundation Library Leaders Convening and Knight Media Forum from February 17 - February 20, 2025 in Miami, Florida.
Adopted
- 15 [RES 25-186](#) Authorizing the City to enter into the attached Lease Agreement with Macalester-Groveland Community Council for office space at Edgumbe Recreation Center.
Adopted
- 16 [RES 25-187](#) Authorizing the Department of Parks and Recreation to accept a donation of tickets to local theater and sporting events from Tickets for Kids Charities for youth and their families to attend various events in the metropolitan area.
Adopted
- 17 [RES 25-189](#) Authorizing the City to enter into the attached Lease Agreement with Highland Area Community Council for office space at Hillcrest Community Recreation Center.
Adopted
- 18 [RES 25-190](#) Authorizing the City to enter into the attached Lease Agreement with Summit-Hill Association Community Council for office space at Linwood Recreation Center.
Adopted
- 19 [RES 25-197](#) Authorizing the City to apply for \$72,000 from the Minnesota Department of Commerce's Solar on Public Buildings Grant Program for rooftop solar installation at Animal Services.
Adopted
- 20 [RES 25-200](#) Approving the use of grant funds through the Ward 4 Neighborhood STAR Year-Round program for Cadenza Music, LLC.
Adopted
- 21 [RES 25-215](#) Approving the use of grant funds through the Ward 6 Neighborhood Star Year-Round Program for Foot & Ankle Medical Clinic, P.A.
Adopted
- 22 [RES 25-217](#) Approving the use or non-use of a Project Labor Agreement on Department of

Parks and Recreation construction projects for the first half of 2025.

Adopted

- 23 [RES 25-221](#) Authorizing the Police Department (SPPD) to accept an amended grant from the Minnesota Department of Public Safety (DPS), Intensive Comprehensive Police Officer Education and Training (ICPOET) Program.

Adopted

- 24 [RES 25-199](#) Honoring the life of Edward Nao Yeng Yang and proclaiming Wednesday, February 5, 2024, as Edward Nao Yeng Yang Day in the City of Saint Paul.

Adopted

SUSPENSION ITEM

- [RES 25-260](#) Recognizing Mitra Jalali's leadership and service to the City of Saint Paul.

Councilmember Johnson presented the resolution.

Keith Ellison, Minnesota Attorney General, gave remarks.

Mayor Melvin Carter gave remarks.

Deputy Mayor Jaime Tincher gave remarks.

Sooki Jalali, Councilmember Jalali's mom, gave remarks.

Councilmember Jalali gave remarks.

Councilmember Jost gave remarks.

Councilmember Bowie gave remarks.

Councilmember Yang gave remarks from herself and on behalf of Councilmember Noecker.

Councilmember Johnson gave remarks and moved approval.

Adopted

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

FOR DISCUSSION

- 25 [RES 25-161](#) Approving adverse action against the Tobacco Shop License held by Peters Market Inc., d/b/a Peters Market (License ID #20200001649), for the premises located at 530 Saint Peter Street. (Licensee will be represented by legal

counsel for the hearing before the City Council) (Laid over from February 5, 2025).

Councilmember Johnson moved to lay over for one week.

Laid over to February 12, 2025

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

26 [RES 25-213](#)

Recognizing Black History month in the City of Saint Paul for the month of February and uplifting the local work of Proceed, Progressive Missionary Baptist Church, Rev. Paul Johnson and "Mama" Jo Ann Clark.

Councilmember Johnson presented the resolution.

Rev. Paul Johnson from Progressive Missionary Baptist Church gave remarks.

"Mama" Jo Ann Clark from Progressive Missionary Baptist Church gave remarks.

Mayor Melvin Carter gave remarks.

Councilmember Bowie gave remarks.

Council President Jalali gave remarks.

Johnson moved approval.

Adopted

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

ORDINANCES

An ordinance is a city law enacted by the City Council. It is read at three separate council meetings and becomes effective after passage by the Council and 30 days after publication in the Saint Paul Pioneer Press. Public hearings on ordinances are generally held at the second reading.

First Reading

27 [Ord 25-17](#)

Granting the application of Tong Thanh Nguyen to rezone property at 25 George Street East from B1 local business to H1 residential and amending Chapter 60 of the Legislative Code pertaining to the zoning map.

Chris Hong, City Planner, gave a staff report.

Laid over to February 12, 2025 for Second Reading

- 28 [Ord 25-18](#) Granting the application of LB1041 Selby LLC to rezone property at 642 Selby Avenue from B2 community business to T3 traditional neighborhood and amending Chapter 60 of the Legislative Code pertaining to the zoning map.
Chris Hong, City Planner, gave a staff report.
Laid over to February 12, 2025 for Second Reading
- 29 [Ord 25-19](#) Amending Chapter 2.02 of the Administrative Code to add Section (G)(10) establishing an Office of Financial Services grants section.
Lindsay Bacher, Grants Director in the Office of Financial Services, gave a staff report.
Laid over to February 12, 2025 for Second Reading

PUBLIC HEARINGS

Live testimony is limited to two minutes for each person. See below for optional ways to testify.

- 30 [RES PH 25-13](#) Authorizing the City to enter into a joint powers agreement with Ramsey County for solid waste and recycling funding.
Councilmember Jost moved approval.
Adopted
Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson
Nay: 0
Absent: 2 - Councilmember Noecker and Councilmember Kim
- 31 [RES PH 25-16](#) Approving the application of Burger Moe's for a sound level variance in order to present amplified sound for the St Patrick's Day/Lucky Palooza events on March 15, 2025 and March 16, 2025 at 242 7th Street West - Burger Moe's parking lot.
Councilmember Johnson moved approval.
Adopted
Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson
Nay: 0
Absent: 2 - Councilmember Noecker and Councilmember Kim
- 32 [RES PH 25-17](#) Authorizing the City to accept a \$500,000 grant from the United States Department of Energy (DOE)'s Energy Future Planning Grant program for the purpose of supporting local, state, and Tribal government-led partnership efforts that will help scale local strategies that increase resiliency and improve access to affordable clean energy; and authorizing a corresponding budget amendment.

Councilmember Yang moved approval.

Adopted

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

- 33** [RES PH 25-18](#) Approving the application of Patrick McGovern's Pub for a sound level variance in order to present amplified sound for Lucky Palooza & St Patrick's Day events on March 15, 2025, and March 17, 2025 at 225 7th Street West - Patrick McGovern's Pub.

Councilmember Bowie moved approval.

Adopted

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

LEGISLATIVE HEARING DISCUSSION ITEMS

- 34** [RLH TA 24-406](#) Ratifying the Appealed Special Tax Assessment for property at 916 UNIVERSITY AVENUE WEST (918 UNIVERSITY AVENUE WEST). (File No. J2501C, Assessment No. 252000)

Assessment ratified and made payable over 10 years.

Marcia Moermond, Legislative Hearing Officer: I reviewed last meeting's video, and can answer any questions you have.

Councilmember Bowie: I didn't have a chance to talk with Moermond about this. The appellant is fully aware of the conditions and had a chance to comply with those. I don't have a motion.

Council President Jalali: Moermond, could you remind us of your recommendation?

Moermond: To approve the assessment and make it payable over 10 years. It is a substantial amount for the demolition of a corner brick building on University Ave. It was just over \$90,000.

Bowie: Over the span of 10 years, correct?

Moermond: Yes.

Bowie moved approval.

Adopted

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

38 [RLH SAO 25-5](#)

Appeal of Norma C Roberts Hakizimana to a Summary Abatement Order at 411 CHARLES AVENUE.

Appeal denied. Granted to May 1, 2025 to remove or store any scrap wood not used for a specific purpose and any interior items stored in the exterior.

Norma Roberts Hakizimana, owner, appeared in person

Marcia Moermond, Legislative Hearing Officer: An order was written on January 7, 2025 to remove and properly dispose of plastic totes and all scattered debris in the alley and behind the house. The deadline to comply was January 14. My recommendation is to grant an extension to May 1, 2025. I also put in language to help to clarify expectations for the property owner. On the screen is a photo of the back of the property. In the foreground we have some feral cat housing and feeding stations. In the background we have plastic totes and containers, scrap wood, and a pallet. There are some other pieces propped up against the back deck. I have a follow-up photo that was taken the day of the hearing. You can see largely the same thing from different angles. For the wood, is it scrap wood or is it being put to use as building materials? If you're building a shed, of course you can have lumber beside the shed you're building. Can you have lumber there for two years? No. The same is true for scrap wood. People reuse wood, but it can't be indefinite. We tried to clarify in the resolution what the expectations were and to divide out those things. The owner indicated she would be rebuilding the shed that previously failed, I recommended some grace to get that taken care of. The resolution recommends that the Council grant to May 1, 2025 to remove and store any scrap wood not used for a specific purpose and any interior items stored on the exterior.

Hakizimana: I want to discuss how these abatements are handled. My letter was dated January 7. I received it on January 11, with instructions to get my hearing by January 14. I received it on a Saturday and by the time I called to try to talk to inspector David Smith on Monday, I had no answer. I left a message with his supervisor, Lisa Martin. At the hearing the following week, I discovered that Smith was no longer there. I'm just wondering if these can be handled so that we don't have only two days to get back to the City to resolve the issue.

Council President Jalali: I'm hearing you that you want the communication to be clearer and want more time.

Hakizimana: Yes.

Jalali: The recommendation today is to give until May 1, 2025 to remove or store any of the scrap wood as specified. Do you have any issue with that?

Hakizimana: I can take care of the scrap wood. The plastic totes are shelters, feeding stations, and such. It's on my property. There's a report of rubbish and garbage. I don't have any of that on my property.

Councilmember Bowie: Can you distinguish what materials are for your feeding stations

and shelters?

Hakizimana: I have the plastic plexiglass for barrier to keep the wind and snow out. There are plastic totes. The one on the left has a hole in it with straw. The white one is Styrofoam with a hole for straw, and then the feeding station, because sometimes there's more than one cat that's on the side there.

Bowie: Has this been ongoing?

Hakizimana: It's been going on for years.

Bowie: Is granting to May 1, 2025 enough time?

Hakizimana: Yes.

Bowie: I just want to be sure.

Hakizimana: If we have a blizzard or snow storm in April, that's gonna slow me down some. I don't know if June 1 would be better. Before May 1, I can try to work on it in that period of time.

Bowie moved to close the public hearing. Approved 5-0.

Bowie: I move Moermond's recommendation.

Jalali: I support that motion.

Adopted

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

- 42** [RLH TA 24-439](#) Ratifying the Appealed Special Tax Assessment for property at 2130 IVY AVENUE EAST. (File No. VB2503, Assessment No. 258802) (Public hearing closed and laid over from February 5, 2025)

Laid over for one week.

Julie Walters-Lee, owner, appeared in person

Marcia Moermond, Legislative Hearing Officer: This is a tax assessment for a vacant building fee. The Council has had this property in front of it regarding the vacant building registration on two occasions. You gave a 90-day waiver on the fee and then there was a further extension granted to that waiver. There was some specific language about circumstances under which the vacant building fee would be prorated. I would have read the language in a different way than the appellant did, but I think that it was sufficiently ambiguous that I will ere on the side of the appellant. She provided calculations of what she believes that the vacant building assessment should be, and she provided some good background on that. My recommendation before you is what the appellant's request was, which is a reduction from \$5,077 to \$2,815. She purchased the property in November and the assessment had not yet been noticed, as it was simply a pending assessment. When you close on a property, the assessments

need to be dealt with. The title company wanted to clean this up and so either the seller or the buyer will pick up the cost of the assessment, whatever their agreement is. Because the assessment hadn't yet been ratified by the City Council, the money for it was escrowed. The title company did actually pay the assessment, and so it has been paid at the \$5,077 level. If the Council moves decreases the amount, per my recommendation, the excess would be refunded to the title company and they would deal with it from there.

Julie Walters-Lee: We purchased the property on June 3, 2024. We sold the property on October 31, 2024. I appreciate the recommendation to decrease the assessment from \$5,077 to \$2,815. I needed to appeal this because...I don't know if you guys have my calculation in front of you or not. You do? Okay. The last line of the calculation represents the 50% reduction regarding the resolution stating that if an unpaid registered vacant building fee comes forward as a proposed assessment, if appealed, it will be reduced fifty percent if the code compliance certificate is issued by September 29, 2024. The vacant building fee did come forward as a proposed. The letter I attached in my e-mail shows that the certificate of code compliance was issued by that time, and I have appealed the fee. I appreciate the recommendation of \$2,815, which is what it was supposed to be, but there was a mistake made and nobody could fix the mistake. It should have said that number on the website. It did not. Now I am appealing in hopes that the amount will be reduced by 50% to be \$1,407.62. Then my refund would be around \$3,600. If you're confused, I don't blame you, but this has been ongoing for over a year. What happened was the VA (Veterans Affairs) owned it, but the VA wouldn't pay the vacant building fee. I wanted to purchase the home and the only way to do that was to take on some of the fee, but I only want to take on the fee that you guys approved that I would take on.

Council President Jalali: We're past your time, but I just want to make sure I understand you. The resolution says the assessment is ratified and reduced from \$5,077 to \$2,815. Are you saying that you think it should be something different? What amount would that be?

Walters-Lee: I think it should be \$1,407.62 because of that statement saying that if I appeal, if the code of compliance certificate was issued before September 29, 2024, and if it was sent to assessments...

Jalali: Got it.

Councilmember Yang moved to close the public hearing. Approved 5-0.

Yang: I see the documents that came in from the appellant. I see the calculations, and this is my first time seeing them. I need some time to look at the math and understand the calculation. I would like to lay this over for one week.

Jalali: I support that.

Public hearing closed and laid over to February 12, 2025

Yea: 5 - Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 2 - Councilmember Noecker and Councilmember Kim

45 [RLH SAO 25-6](#) Appeal of William A Sylvester to a Vehicle Abatement Order at 1463 MIDWAY PARKWAY.

Appeal denied.

William Sylvester, owner, appeared in person.

Marcia Moermond, Legislative Hearing Officer: A summary abatement order was issued for the removal of this boat and trailer (shown on screen) from the public right-of-way. The order indicated that the trailer was in disrepair and inoperable because it's missing tires and up on cinder block blocks. The boat itself and the trailer existing in the right-of-way is a violation of Chapter 105. Unfortunately, the inspector incorrectly noted the violation as being parked on an unapproved surface. During the course of the Legislative Hearing, we discussed this, and I asked the code enforcement supervisor to reissue the order with the correct citation so that there was a consistent understanding among everyone. A new letter was actually issued with that correct citation. I understand that the owner wanted to appeal that letter and our front desk inadvertently accepted the appeal, although it was already under consideration by the City Council at that point, and was scheduled to be on your agenda today. Because this is exactly the same issue, I would again say if there's new testimony on the matter, then definitely the Council can hear it and include that in its deliberations. I understand from the code enforcement inspector who visited the site on Monday that the boat has been removed from the public right-of-way and isn't there anymore. I'm not sure then what the appeal concern would be. If it's helpful, I have an aerial map here of the site to show where the boat is when it is parking properly on the driveway. The boat was then turned and placed in the driveway apron and put on cinder blocks. To the north is Bole restaurant. The problem that the owner discussed was that when Uber Eats or DoorDash comes, the drivers use that apron to park their car temporarily while they run in and get the order. Also, there were concerns about parkers infringing on the driveway. We did talk about signage that public works could provide. I understand it was reviewed and there is a sign out there. I'm not sure what to offer on that point exactly, except there was a referral made to the ward for office in case there was some constituent service that could be provided.

Council President Jalali: Can I get some clarification on our code? If you have a boat, where are you supposed to put it?

Moermond: In cases where we have boats on trailers, code deals with where the trailer can be parked. A trailer can be parked on an approved parking surface, the same kind of surface that a car could be parked on.

Jalali: Like your own driveway or a garage if you have it.

Moermond: Yes. In the aerial photo I showed you earlier, it was parked in the driveway area.

Jalali: Can it just be on the street by your house? I'm just trying to understand.

Moermond: Lots of people park trailers in the street on a temporary basis. If they're licensed and operable, the police aren't going to see that there's a problem with that. If they're not licensed or if they are inoperable, which a trailer would be considered when it lacks tires, then that would be problematic and they would want that removed.

William Sylvester: I don't think the boat has been removed since 8am this morning. The rule on blocking a driveway is that you can't get more than five feet from

each...and you can't stop there. They (Bole) can't do the design they wanted to do, which is use that exclusively for DoorDash. You can't do it because it's the illegal to park there and stop there. That's what they were doing and they were excluding me from using it for my own purposes. They were using it illegally and at the same time blocking me. The Department of Safety and Inspections (DSI) needs a civil review board. They create many more problems than the police do, and I would gather that 60% of the really horrible cases are perpetrated against women. I own a property really close to Bole. They are pretty arrogant about a lot of stuff. After they basically prevented me from using my driveway, I said, "Well, if they can do that, I can put my boat there," and, okay, we can talk about it.

Jalali: You're past time. What's the issue you have? The order is to move the boat out of the right-of-way. I'm not seeing any cost or fee or fine attached to it. You're saying that you have moved it. I understand you're having issues with the operation of the business, but that is outside the scope of this. Are you here because you have an issue with refusing to move your boat from that area? Do you disagree with the order? I'm trying to understand.

Sylvester: I was hoping for a little even handedness. I was hoping you could use the opportunity to make all of our lives a little better. A little more respectful, a little less arrogant.

Jalali: I'm going to move to close the public hearing. My staff are here and if there are issues with how the business is conducting its operations, we're happy to take a look at that. Within what we decide today, the boat does need to move. It sounds like you've moved it, so I appreciate that.

Sylvester: During the Legislative Hearing, there was a woman that was representing some faction and she had some documentation. I wasn't allowed to look at the documentation. There was a complaint, which I assume was the owner of Bole, and I didn't get to hear her documentation.

Jalali: We're well past your time. My staff right there, Jenny, can connect with you on any information, but we have to close public hearing now and I'm going to make a motion so that we can move to the next step.

Jalali moved to close the public hearing. Approved 4-0.

Jalali: I didn't hear anything that would give a basis to move anything other than Moermond's recommendation, so I move that recommendation.

Adopted

Yea: 4 - Councilmember Jalali, Councilmember Yang, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 3 - Councilmember Noecker, Councilmember Kim and Councilmember Bowie

52 [RLH TA 24-455](#) Ratifying the Appealed Special Tax Assessment for property at 1769 SAINT ANTHONY AVENUE. (File No. VB2503, Assessment No. 258802)

Assessment ratified and made payable over 5 years.

Roger Cheatham, owner, appeared by phone

Marcia Moermond: Legislative Hearing Officer: This an appeal of an assessment for a vacant building fee. This property entered the vacant building program when the certificate of occupancy was revoked and the terms for the reinstatement of the certificate were not met by the deadlines that were established in the Legislative Hearing process. The owner would like to appeal further to the Council to not be in the vacant building program. This is a four-plex that from 2019-2024, inspectors had not been given access to the interior. Access was provided. A number of orders were written up. I understand that the owner has moved family into the building and so I think that conversations need to occur with the inspection staff at the Department of Safety and Inspections (DSI) to create some bright lines about reoccupation of the property.

Council President Jalali: I'm seeing total assessment is \$2,618.

Moermond: Yes, this is an assessment for a vacant building fee in year one.

Roger Cheatham: I'm talking to you from the living room at this property. My wife is across the hall in the living room of the other unit she's occupying. The building is owner-occupied at this time and it will remain that way until we sell it. The building is 113 years old and obviously has shown its age. Some of the windowsills are rotten and one side of the building has loose stucco that needs to be replaced. What we're probably going to do is take the stucco off and redo it and put in new windows on that side of the building, at least. We will plan on doing that this coming construction season. I'm not sure when we will be looking to reoccupy it as rental property. Probably next fall at the soonest. My wish is to get off of the vacant building list because it makes it more difficult to get financing to do the work that needs to be done. I'm doing what I can on my own. I stripped a lot of paint off the woodwork. I've stripped paint off the radiators. I'm trying to renovate the building in a way that respects the original style and heritage of it. For right now, we're going to be occupying it as owner-occupants. We have a grandson living in one apartment upstairs. The other apartment upstairs is empty and I'm going to be working on that over the winter. I don't think we've been treated well by the inspectors and DSI. That's a matter that will be settled in court later. All I want to do right now is get off of this list somehow. I'm not sure how we can do that. I need to be able to work on the property. And I need to be able to hire and not go through a lot of rigmarole to get a permit. That was one of the problems with feeding the inspection deadline...

Jalali: You're actually past your time. I understand you're saying someone lives there. Did you have people living there from November 2023 through May 2024?

Cheatham: In November 2023, my wife was at the Episcopal home.

Jalali: I understand that you want to get out of the vacant building program and that you want to invest in the property. The matter before us is in the past, when the building was in the vacant building program. There are fees associated with that. I moved to close the public hearing. (Approved 4-0)

Jalali: Moermond, can you explain what this individual would need to do to actually move off the vacant building list, if he wants to actually reoccupy the property?

Moermond: Yes, this is a four-plex. Regardless of whether it's owner occupied, it does need a fire certificate of occupancy. It would continue to need to be in that program. The program is not targeted for rental property exclusively. It is for buildings that have

a certain number of units in them, with an exception for single family homes and owner-occupied duplexes. We have a vacant building fee that covers from January 29, 2024 through January 28, 2025. The reason goes back to January when we started the appeal process on the fire certificate of occupancy. The vacant building fee is because of a failure to meet the terms of the work plan. The conditions not having been met. In terms of what he would need to do, the typical measure at this point would be to have a code compliance inspection. That involve trades inspectors doing a walk-through of the interior and exterior. Orders would then be written to bring it into minimum code compliance. That would be the basis for trades contractors to come and pull permits. If he believes that it is in sufficiently good condition to not have to go through that process, that's something he would need to discuss with the building official. Right now it is a Category 2 registered vacant building. That is based on the violations that were observed by the fire inspector about a year ago.

Jalali: In terms of the actual the payment that is due, can we break it into multiple installments?

Moermond: Council can absolutely make this assessment payable in up to a five-year time period.

Councilmember Yang: Why are there people living at the property if it is a vacant building right now?

Moermond: Yes.

Yang: That is a red flag for me. I'm wondering if the if the property owner understand the information that you shared earlier on about what needs to happen in order to bring their home up to code. What has that conversation been like in terms of their progression in meeting and having a plan?

Moermond: Much like the testimony today, indicating that family members were there, saying the City can't require the fire certificate of occupancy if it's family members there, and saying that it shouldn't be covered by the vacant building program for failure to have that fire certificate of occupancy. That's been the nature of the conversation.

Yang: If we were to approve the assessment, would you say that's an incentive to make sure that the property owner is maintaining their building? If they come up with a plan later on, could they come back to you and negotiate a different timeline for this assessment?

Moermond: The annual vacant building fee is assessed and partially covers the cost of running the vacant building program. It does have the side benefit of encouraging people to get off of the vacant building list and get the building back up and running, which is what everyone's goal is in these kinds of cases. We often hear from folks who don't want to pay the next year's vacant building fee. They would say a past one is water under the bridge and I don't want have the next year's fee. At that point we would be happy to help and move towards them getting a work plan together and put some deadlines in place. The fee can be waived for 90 days into that next year to give the person time to work. That's the path we like to do to create an incentive.

Yang: I support approving the assessment and am open to it being paid in installments. I strongly support the recommendation to approve.

Jalali: I would like to amend the resolution to have the assessment paid in

installments.

Moermond: If someone wants to pay it off early, they absolutely can. Giving more time doesn't mean they can't pay it off sooner than the time allowed.

Jalali: I think we should amend it to allow payment over 5 years then.

Councilmember Johnson: With occupancy being noted on the record, what are the next steps there?

Moermond: DSI is aware and it would be their role at this time to choose appropriate enforcement.

Jalali: I move to approve the resolution with an amendment to allow payment over 5 years.

Adopted as amended (assessment ratified and made payable over 5 years)

Yea: 4 - Councilmember Jalali, Councilmember Yang, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 3 - Councilmember Noecker, Councilmember Kim and Councilmember Bowie

LEGISLATIVE HEARING CONSENT AGENDA

Items listed under the Consent Agenda will receive a combined public hearing and be enacted by one motion with no separate discussion. Items may be removed from the Consent Agenda for a separate public hearing and discussion if desired.

Approval of the Consent Agenda

Councilmember Yang moved approval.

Legislative Hearing Consent Agenda adopted as amended

Yea: 4 - Councilmember Jalali, Councilmember Yang, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 3 - Councilmember Noecker, Councilmember Kim and Councilmember Bowie

- 35** [RLH TA 24-431](#) Deleting the Appealed Special Tax Assessment for property at 1177 ALBEMARLE STREET. (File No. J2503E, Assessment No. 258302)

Adopted

- 36** [RLH TA 24-420](#) Deleting the Appealed Special Tax Assessment for property at 515 BEAUMONT STREET. (File No. J2503E, Assessment No. 258302)

Adopted

- 37** [RLH SAO 24-80](#) Appeal of Thomas Grant to a Vehicle Abatement Order at 1449 BREDA AVENUE.

Adopted as amended

- 39 [RLH VBR 25-5](#) Appeal of Thang Nguyen to a Vacant Building Registration Fee Warning Letter Requirement at 1205 EDGERTON STREET.
Adopted
- 40 [RLH TA 24-476](#) Ratifying the Appealed Special Tax Assessment for property at 1601 FREMONT AVENUE. (File No. J2503E, Assessment No. 258302)
Adopted
- 41 [RLH TA 25-31](#) Ratifying the Appealed Special Tax Assessment for property at 104 IVY AVENUE WEST. (File No. J2503E, Assessment No. 258302) (February 4, 2025 Legislative Hearing)
Referred to March 4, 2024 Legislative Hearing
- 43 [RLH TA 24-464](#) Ratifying the Appealed Special Tax Assessment for property at 2023 MAGNOLIA AVENUE EAST. (File No. J2503B, Assessment No. 258102)
Adopted
- 44 [RLH TA 24-468](#) Ratifying the Appealed Special Tax Assessment for property at 2023 MAGNOLIA AVENUE EAST. (File No. J2503E, Assessment No. 258301)
Adopted
- 46 [RLH VO 24-33](#) Appeal of Jerry A. Brashier to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 511 MINNEHAHA AVENUE EAST.
Adopted as amended
- 47 [RLH CO 25-2](#) Appeal of Jennifer Adams to a Correction Notice at 2147 MINNEHAHA AVENUE EAST.
Adopted
- 48 [RLH TA 24-441](#) Ratifying the Appealed Special Tax Assessment for property at 2117 MOHAWK AVENUE. (File No. VB2503, Assessment No. 258802)
Adopted
- 49 [RLH SAO 25-8](#) Making finding on the appealed of Joseph Richardson to a nuisance abatement ordered for 1875 NORTH PARK DRIVE in Council File SAO 24-82.
Adopted
- 50 [RLH SAO 25-4](#) Appeal of Mai Tran to a Summary Abatement Order at 801 PIERCE BUTLER ROUTE.
Adopted
- 51 [RLH TA 24-437](#) Ratifying the Appealed Special Tax Assessment for property at 981 SAINT

ALBANS STREET NORTH, #102. (File No. J2503B, Assessment No. 258102)

Adopted

- 53** [RLH VBR 24-70](#) Appeal of Richard A. Bowen to a Vacant Building Registration Fee Warning Letter at 767 UNIVERSITY AVENUE WEST.
Adopted
- 54** [RLH AR 24-100](#) Ratifying the assessment for Collection of Vacant Building Registration fees billed during November 8, 2023 to May 20, 2024. (File No. VB2503, Assessment No. 258802)
Adopted
- 55** [RLH AR 24-101](#) Ratifying the assessment for Securing and/or Emergency Boarding services during June 2024. (File No. J2503B, Assessment No. 258102)
Adopted
- 56** [RLH AR 24-102](#) Ratifying the assessment for Collection of Fire Certificate of Occupancy fees billed during May 27 to June 24, 2024. (File No. CRT2503, Assessment No. 258202)
Adopted
- 57** [RLH AR 24-103](#) Ratifying the assessment for Excessive Use of Inspection or Abatement services billed during April 22 to May 21, 2024. (File No. J2503E, Assessment No. 258302)
Adopted
- 58** [RLH AR 24-104](#) Ratifying the assessment for Graffiti Removal services during June 18 to 28, 2024. (File No. J2503P, Assessment No. 258402)
Adopted

ADJOURNMENT

Meeting ended at 5:28 PM

City Council meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:

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Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us, CouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805. Live testimony will be taken in person in the Council Chambers, and by telephone by registering to speak by noon on the day before the meeting. The registration link is located on the City Council website at www.stpaul.gov/council or <https://forms.office.com/g/TD3xN7WHy5>.

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