



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Minutes - Final

### Legislative Hearings

*Marcia Moermond, Legislative Hearing Officer*  
*Mai Vang, Hearing Coordinator*  
*Joanna Zimny, Executive Assistant*  
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*651-266-8585*

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Tuesday, June 3, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

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#### 9:00 a.m. Hearings

- 1 RLH TA 25-262** Ratifying the Appealed Special Tax Assessment for property at 1724, 1748 AND 1760 CASE AVENUE. (File No. J2521R, Assessment No. 258549)

**Sponsors:** Yang

*Reduce assessment from \$1,857 to \$1,609.*

**Referred to the City Council due back on 7/16/2025**
- 2 RLH TA 25-256** Ratifying the Appealed Special Tax Assessment for property at 941 FREMONT AVENUE. (File No. J2521R, Assessment No. 258549)

**Sponsors:** Johnson

*Approve and make payable over 5 years.*

**Referred to the City Council due back on 7/16/2025**
- 3 RLH TA 25-253** Ratifying the Appealed Special Tax Assessment for property at 1814 JAMES AVENUE. (File No. J2521R, Assessment No. 258549)

**Sponsors:** Jost

*Continue CPH to January 7, 2026 and if no same or similar violations reduce assessment from \$298 to \$149 otherwise approve in full.*

**Referred to the City Council due back on 7/16/2025**
- 4 RLH TA 25-259** Ratifying the Appealed Special Tax Assessment for property at 617 STRYKER AVENUE. (File No. J2521R, Assessment No. 258549)

**Sponsors:** Noecker

*Delete the assessment.*

**Referred to the City Council due back on 7/16/2025**

**10:00 a.m. Hearings****Special Tax Assessments**

- 5      **RLH TA 25-248**      Ratifying the Appealed Special Tax Assessment for property at 1470 DALE STREET NORTH. (File No. 2504T, Assessment No. 259004)

**Sponsors:**              Kim

*Approve and make payable over 5 years.*

*Voicemail left at 10:05 am: this is Marcia Moermond from St. Paul City Council trying to reach Elton Mykerezzi about an appealed tax assessment for tree removal at 1470 North Dale. We couldn't reach you a couple weeks ago, we will try you again and hopefully connect.*

*Voicemail left at 10:17 am: this is Marcia Moermond again from St. Paul City Council calling about your appealed assessment for tree removal at 1470 North Dale. We've tried a few times without success. This is \$3,909.48 and I'm going to ask the Council to make this payable over 5 years. If you are looking for a different outcome, that is fine, reach back to us to discuss. We'll send a follow up email.*

**Referred to the City Council due back on 6/18/2025**

- 6      **RLH TA 25-247**      Ratifying the Appealed Special Tax Assessment for property at 588 FOREST STREET. (File No. 2503T, Assessment No. 259002)

**Sponsors:**              Johnson

*Approve the assessment and make payable over 5 years.*

**Referred to the City Council due back on 6/18/2025**

- 7      **RLH TA 25-251**      Ratifying the Appealed Special Tax Assessment for property at 1845 CARROLL AVENUE. (File No. J2510E, Assessment No. 258311)

**Sponsors:**              Privratsky

*Approve the assessment.*

**Referred to the City Council due back on 7/16/2025**

- 8      [RLH TA 25-261](#)      Ratifying the Appealed Special Tax Assessment for property at 104 IVY AVENUE WEST. (File No. J2510E, Assessment No. 258311)

**Sponsors:**              Kim

*Layover to June 17, 2025 (unable to reach PO).*

*Tried again 10:12 am: call dropped.*

**Laid Over to the Legislative Hearings due back on 6/17/2025**

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- 9      [RLH TA 25-260](#)      Ratifying the Appealed Special Tax Assessment for property at 1654 JUNO AVENUE. (File No. J2518R, Assessment No. 258534) (Refer to August 5, 2025 Legislative Hearing)
- Sponsors:      Jost
- Refer back to LH August 5, 2025 at 10 am. Recommendation forthcoming pending hauler notes re: PO contact.*
- mins pending*
- Referred to the City Council due back on 6/4/2025**
- 10      **RLH TA 25-255**      Ratifying the Appealed Special Tax Assessment for property at 2451 UNIVERSITY AVENUE WEST. (File No. J2508P, Assessment No. 258407)
- Sponsors:      Privratsky
- Delete the assessment (waiver on file).*
- Referred to the City Council due back on 7/16/2025**
- 11      **RLH TA 25-257**      Ratifying the Appealed Special Tax Assessment for property at 2516 WABASH AVENUE. (File No. J2508P, Assessment No. 258407)
- Sponsors:      Privratsky
- Delete the assessment (waiver on file).*
- Referred to the City Council due back on 7/16/2025**

#### **Special Tax Assessments Rolls**

- 12      **RLH AR 25-52**      Ratifying the assessment for Rubbish and Garbage Clean Up services during March 10 to 28, 2025. (File No. J2521R, Assessment No. 258549)
- Sponsors:      Noecker
- Referred to the City Council due back on 7/16/2025**
- 13      **RLH AR 25-53**      Ratifying the assessment for Collection of Fire Certificate of Occupancy fees billed during January 31 to February 28, 2025. (File No. CRT2509, Assessment No. 258208)
- Sponsors:      Noecker
- Referred to the City Council due back on 7/16/2025**
- 14      **RLH AR 25-54**      Ratifying the assessment for Excessive Use of Inspection or Abatement service billed during November 22 to December 20, 2024. (File No. J2510E, Assessment No. 258311)

Sponsors: Noecker

Referred to the City Council due back on 7/16/2025

- 15     **RLH AR 25-55**     Ratifying the assessment for Graffiti Removal service during October 21 to February 4, 2025. (File No. J2508P, Assessment No. 258407)

Sponsors: Noecker

Referred to the City Council due back on 7/16/2025

## 11:00 a.m. Hearings

### Making Finding on Nuisance Abatements

- 16     **RLH SAO 25-26**     Making finding on the appealed nuisance abatement ordered for 145 LAWSON AVENUE EAST in Council File RLH SAO 25-23.

Sponsors: Bowie

*The nuisance is abated and the matter resolved.*

Referred to the City Council due back on 6/11/2025

- 17     [RLH SAO 25-21](#)     Fourth Making finding on the appealed of JoAnn Lorvig Tsoumanis to a nuisance abatement ordered for 1400 CHARLES AVENUE in Council File RLH SAO 25-2. (Legislative Hearing June 3, 2025)

Sponsors: Jalali

*The nuisance is not abated.*

*JoAnn Lorvig Tsoumanis, owner, appeared via phone*

*Staff update by Supervisor Lisa Martin: we still have a large amount of exterior storage. Loose block. Metal fence sections. Miscellaneous debris throughout the entire yard. Two trailers full of scrap wood on the street. We have rubber floor tiles on the boulevard. Some other items leaning up against the house. Definitely not completed as far as we are concerned.*

*Moermond: and the inspector took photos today to show that?*

*Martin: correct.*

*Lorvig Tsoumanis: I am working on it. I am ill. I am old. I have to work because I'm broke. I have gotten the wood out of the yard. I've got some other stuff out of the yard. No, I am not done. I have tried. It rained for a week and a half.*

*Moermond: the Council originally looked at this in February and this was given staggered deadlines so you would be able to accomplish it. The May and June deadline you missed. We did put these deadlines with you being part of the conversation. You knew the expectations. I'm going to report back to the Council that the conditions haven't been cleaned up---*

*Lorvig Tsoumanis: they are in progress! I have made good progress! I have not NOT done anything. I understand I didn't meet the deadlines, but I am not NOT trying. I am a 62 year old handicapped woman that's broke.*

*Moermond: and running a business out of your house.*

*Lorvig Tsoumanis: I'm trying to get everything under control but it doesn't happen overnight. It doesn't happen in 3 months. I've tried really hard to work with you and if you want to send a crew and bill me \$5,000 I'm not paying it. Just keep the bill. I can only do what I can do. I'm sorry. I don't know what else to do.*

*Moermond: the Council Public Hearing is tomorrow at 3:30 and what I would suggest is if you want a different outcome you need to come talk to the Council about it. That information was also in your email from last Wednesday.*

*Lorvig Tsoumanis: I can't take off from work to do that. I can't be every place. In another couple weeks to a month it will be done. I'm making progress. I have places rented for it to go. I am one person.*

*Moermond: I'm going to recommend the Council find the conditions have not been taken care of and a crew should be authorized to clean it up. If you want a different outcome please talk to the City Council.*

*Lorvig Tsoumanis: you're not even trying to work with me. I'm not NOT making progress. I'm not working against you. I haven't left things stagnant. I'm doing the best I can do. What am I supposed to do? I don't have unlimited resources to hire. I am handicapped. I have to work. I am old. I don't have the resources to hire. Even if I have my own guys do it I have to pay them. Then I'm not making money to pay other bills.*

*Moermond: you made choices. That's up to you. If you want a different outcome you need to ask the Council for that and whether that is worth your time and money is also up to you. I think you've been given a fair chance to deal with this.*

*Lorvig Tsoumanis: you guys just don't care. You don't care. You don't care if someone is trying. There is a difference between those who don't try and those who do. And those who care. And you don't care if somebody cares.*

*Moermond: I didn't say that. I've been working with you for months.*

*Lorvig Tsoumanis: that's your attitude now. No recognition that I've made progress. The wood is out of the yard. So yes, it is on my trailers, but it is out of the yard and the trailers are moving today.*

*Moermond: you can talk to the Council, I'm not changing my recommendation.*

*Lorvig Tsoumanis: yeah I know. Yep. Bye.*

**Referred to the City Council due back on 6/4/2025**

**1:00 p.m. Hearings**

**Vacant Building Registrations**

- 18     [RLH VBR 25-26](#)     Appeal of Brett Johnson, tenant, to a Vacant Building Registration Requirement at 1514 CARROLL AVENUE.
- Sponsors:         Bowie
- Layover to LH June 10, 2025 at 1 pm (unable to reach PO).*
- Tried calling at 1:13 PM: voicemailbox full, unable to leave message.*
- Voicemail left at 1:30 PM: this is Marcia Moermond from St. Paul City Council calling you about your appeal for 1514 Carroll. We tried you a bit ago and were unable to leave a message. We'll try again in a few minutes.*
- Voicemail left at 1:36 pm: this is Marcia Moermond from St. Paul City Council calling Brett Johnson. We've tried twice to get ahold of you. I will lay this over for 1 week and try to reach you then to resolve your appeal. We'll send a confirmation email to you.*
- Laid Over to the Legislative Hearings due back on 6/10/2025**

### 1:30 p.m. Hearings

#### Orders To Vacate - Fire Certificate of Occupancy

### 2:00 p.m. Hearings

#### Fire Certificates of Occupancy

- 19     [RLH FCO 25-35](#)     Appeal of Ronald Staeheli to a Fire Inspection Correction Notice at 358 ARBOR STREET.
- Sponsors:         Noecker
- Layover to LH June 10, 2025 at 2 pm. Recommendation forthcoming pending further submissions from PO.*
- Ron Staeheli, owner, appeared via phone*
- [Moermond gives background of appeals process]*
- Staff report by Supervisor Mitch Imbertson: this is a duplex in our Fire Certificate of Occupancy program determined to need a Fire Certificate of Occupancy per a previous appeal. After that was determined, it has been in the program and due for renewal. Appointment letter sent April 23 to schedule that inspection. Not met at that inspection, report showing some exterior items, and no access to inside of property. Unless we have new information we are still seeing the property requires Fire Certificate of Occupancy and need access to the building and repairs to the exterior items.*
- Staeheli: four times prior to the appointment I called Frank, letting him know Vicki moved out and Diane moved from upstairs to downstairs and therefore doesn't need a Certificate of Occupancy. I got a call saying I didn't show up. He finally called me back after I appealed saying "I don't know what was wrong with my voicemail." His Voicemail currently says he is out until February 3. Something he wasn't dealing with well, clearly.*

*I included with my mail 2 pieces of mail Diane received there. I can provide voting information, copy of her driver's license, just got a title there I just got a copy of. I know there was some conflict because of the downstairs tenant got something in her head, she's rather tenacious in her lying to the City about it. There's no evidence to the contrary. Diane lives there. She doesn't spend all her time there, but doesn't spend all her time anywhere. DMV has her there. SOS has her there. She votes there. She lives there. It is not a Certificate of Occupancy building, and there's no evidence to contradict that. I have a real problem with the copper on the chimney then all of a sudden the gas appliances were spilling carbon monoxide. As soon as we took it back off we don't have that problem anymore. We just put a rain cap on as a compromise. I also have a problem with an extension cord, we like to sit outside with lights in the summer. The code doesn't say no extension cords, it is extension cords used for permanent wiring. This is temporary lighting. That meets code. The entire section is moot because it isn't a Certificate of Occupancy property.*

*Moermond: do you have anything that may be different to submit since we last spoke December 2023.*

*Staeheli: she has a new driver's license.*

*Moermond: you're welcome to submit that. When we last spoke Vicki Christenson was on her way out at that time. That would have been downstairs. You're saying Ms. Staeheli moved downstairs then?*

*Staeheli: yes.*

*Moermond: what I'm interested in is anything new and different. When a report was prepared January 2, 2025 they listed the occupant as Linda O'Brien and upper as Mary Kay Brennan. I'm not clear about who Linda O'Brien is.*

*Staeheli: I think that may be a roommate or maybe Diane is getting mail for her. I can check with Diane.*

*Moermond: she would have been present if Fire Squad 2 was writing it up.*

*Staeheli: that's the carbon monoxide thing from putting the cap on the chimney. I think Diane was in Florida at the time.*

*Moermond: there was a lot going on that day, they have a list including a red tagged appliance.*

*Staeheli: yeah, whatever. I blame half of it on the chimney cap. There was no heat because they turned off the gas. Maybe it was just the boiler. I can't remember.*

*Moermond: I'm interested in anything new since Council made its decision in December 2023. Any different or additional information would be the critical piece. Right now, I have this Fire Department statement. I should note the photocopy you provided of an Xcel bill envelope and one from OFS, both of those are undated so it is hard to tell when they're from. The invoice should have dates if you open the envelope. That would be additional information which would be good.*

*Your main argument regarding the violations is you don't think you should be subject because it is owner occupied?*

*Staeheli: yes. The garage---some time ago someone tried to finish the eaves and they didn't do a good job. I can work with the inspector on that. There isn't much on there. I'll send you some stuff and look for your response.*

*Moermond: I'll review it net Tuesday, do you want a call then?*

*Staeheli: no, I'll get an email?*

*Moermond: yes, with my recommendation.*

**Laid Over to the Legislative Hearings due back on 6/10/2025**

### **3:00 p.m. Hearings**

#### **Other - Water Appeals**

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|-----------|--------------------|--|
| <b>20</b> | <b>RLH WB 25-2</b> | <p>Appeal of Suleiman Awl Isse to a Water Service Bill at 97 BATTLE CREEK PLACE.</p> <p><i>Deny the appeal.</i></p> <p><b>Referred to the Board of Water Commissioners due back on 6/17/2025</b></p> |
| <b>21</b> | <b>RLH WB 25-3</b> | <p>Appeal of Brandon Hunter to a Water Service Bill at 1829 DAYTON AVENUE.</p> <p><i>Deny the appeal.</i></p> <p><b>Referred to the Board of Water Commissioners due back on 6/17/2025</b></p>       |