



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, August 11, 2026

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Remove/Repair Orders

- 1 [RLH RR 26-14](#) Ordering the rehabilitation or razing and removal of the structures at 914 CENTRAL AVENUE WEST within fifteen (15) days after the August 19, 2026, City Council Public Hearing. (Refer to September 15, 2026 on condition)

Sponsors: Bowie

Refer back to LH on Tuesday, September 15, 2026 at 9 am on condition the CCI is applied for no later than COB Monday, August 17th, otherwise remove within 15 days with no option to repair.

Voicemail at 9:06 am: Mailbox full and unable to leave message.

Voicemail at 9:10 am: Mailbox full and unable to leave message.

Zimny: We tried calling Ms. Adams at 9:06 am and at 9:10 am, unable to leave message, the mailbox was full. It has a Council public hearing of August 19th. She did post a performance deposit but has not applied for a code compliance inspection. If the code compliance is applied for by next Wednesday, I will refer it back to Legislative Hearing on September 8; otherwise the recommendation is to remove.

Update and correction: the Legislative hearing date will be September 15 on condition.

Referred to the City Council due back on 8/19/2026

- 2 [SR 26-165](#) Review the Second Making finding on the appealed substantial abatement ordered for 947 FREMONT AVENUE in Council File RLH RR 25-34.

Sponsors: Johnson

CPH 8/19. Continue the grant of 180 but forfeit \$2,500 of remaining \$10,000 PD.

Voicemail at 9:08 am: Mailbox is full and unable to leave message.

Tried again 9:12am: Jay Mitchell appeared via phone

Zimny: I know you spoke with Mai Vang, and you weren't complete yet and you have \$2500 on the line. I will have Mr. Hoffman give a staff report to see what is going on.

Hoffman: nothing to report

Mitchell: I thought that there was a recommendation that Ms. Moermond's recommendation was to forfeit and to forfeit. There was another where I have in the email where they said hey it's going to be something different. Thought this part was gone. I thought it was a forfeit of \$5k and then grant another 180 days.

Zimny: Yes, with check in every month and the \$2500 is on the line every month.

Mitchell: No, that is not the one I have. What I have doesn't say that.

Zimny: what are you looking at? Are you confusing with another property?

Mitchell: I don't think I am. I can look it up. I am on my phone and not on my laptop.

Zimny: this is the one you tried to get to the Council public hearing for and then had the car accident

Mitchell: Yes, and I sent over a proposal that the forfeit was going to be \$5,000.

Zimny: You did forfeit \$5,000.

Mitchell: and then it will be 180 days stay, but no more forfeiture in there.

Zimny: the Resolution that passed Council on that was forfeiting \$5,000 performance deposit and then forfeiting additional \$2500 each month beginning in August until project is completed and/or funds are exhausted the Legislative Hearing Officer will review this on August 11 for an update.

Mitchell: I have an email that says something different on this. I will have my office look.

Zimny: you can send that to Mai or I. Regardless, that is what the Council resolution says. You are welcome to send in anything that states the opposite and we will review. As it sits now, what is the update on the property.

Mitchell: I was working on the presumption that it was approved and doing the wall and I just have to find it and email over.

Zimny: send to CC next week, Continued the 180 days but another check in next month with a \$2500 forfeit.

Continued the 180 days, but forfeit the 2500 of the remaining \$10k.

Received and Filed

10:00 a.m. Hearings (None)

Special Tax Assessments-ROLL

- 3 **RLH AR 26-61** Ratifying the assessment for Securing and/or Emergency Boarding fees billed during May 2026 on Private Property. (File No. J2613B, Assessment No. 268119)

Sponsors: Noecker

Referred to the City Council due back on 9/16/2026

11:00 a.m. Hearings

Summary & Vehicle Abatement Orders

- 4 **RLH SAO 26-60** Appeal of Erin Metz Verdeja to a Summary Abatement Order at 1518 SELBY AVENUE.

Sponsors: Bowie

Recommendation forthcoming.

Referred to the City Council due back on 8/26/2026

- 5 **RLH SAO 26-72** Appeal of Anna Fraser to a Notice to Cut Tall Grass and/or Weeds at 844 STRYKER AVENUE.

Sponsors: Noecker

Grant to August 28 for compliance including removing all rocks/obstructions and cardboard from blvd and grass/weeds are below 8".

Tried calling at 10:59 am: line seem to be picked up but no one could be heard.

Voicemail left at 11:04 am: This is Joanna Zimny from St. Paul City Council calling you about your appeal for 844 Stryker Avenue. I know you did submit some things prior to the hearing and indicated you may be unable to attend. We will try you back again one more time.

Tried calling again 11:12 am: line again seemed to be picked up but no one could be heard.

Zimny: this is a layover from last week. We weren't able to reach then, and just now we tried at 10:59 am, left a voicemail at 11:04 am and tried again at 11:12 am but were unable to reach anyone. She did indicate in her statement she may be unable to attend. I'll recommend the Council grants to August 28 for compliance, including removing all obstructions including pavers and cardboard from right-of-way and having all tall grass and weeds below 8".

Referred to the City Council due back on 8/26/2026

- 6 **RLH SAO 26-73** Appeal of Melanie Richards to a Summary Abatement Order at 2103 SHERWOOD AVENUE.

Sponsors: Yang

Grant to October 15, 2026 for compliance with orders on back/rear yard on condition

that the front ROW is in compliance by no later than September 25, 2026.

Melanie Richards, owner, appeared via phone

[Zimny gives background of appeals process]

Zimny: Ms. Richards, I read through your appeal. It sounds like you have some other things going on that obviously are a priority right now. Tell me more.

Richards: the good news is someone today is coming to cut the tree branches and will hopefully be able to take that thing off. I realize my yard is overgrown, especially in back. [lists health issues that started last summer and continue now] I live alone. When I was diagnosed my physician told me I had to quit my job, which I'm trying to get back, I teach at a State college. I also have all these medical bills, plus the combination of having to quit my job and not affording to hire someone and not being able to do it myself. I know it needs to be done, but the deadlines were so quick. I'm back to teaching one class so it won't be a ton of income.

Zimny: I understand totally, all those things take priority. You know it needs to be done. What is your ask on time knowing that?

Richards: I've arranged with this person working on the trees to do the front on a payment plan, I asked him about the back—which is a big job—he said it would be easier in October when things are dying off and I'd have more money then too. I won't have a paycheck until the end of September.

Zimny: he would start on the back in October?

Richards: yes, but he's starting on the front now.

Zimny: great to hear, that is definitely the priority right now. Ms. Martin any comments hearing that?

Martin: no, just to mention when the City does do a cleanup you'd receive a bill a couple months later and it can be appealed as an assessment and ask it may be paid over a number of years, which may be a cheaper option.

Richards: it says \$450/hour. Not a normal price.

Zimny: it does cost a lot to have the City do it, I don't know what rate your person is giving you. Ms. Martin has a good point though, if the City does have to come out and take care of it, you'd receive a bill and if left unpaid it comes forward as an assessment which is also appealable. That's what Ms. Martin was talking about, you could then ask to have payments divided over a number of years. I think up to 5 years. Smaller piece of the bill with your property taxes vs. one large sum. Something to consider.

Richards: I'm just worried about that \$450/hour. That would be a huge bill.

Zimny: it definitely is expensive to have the City do it. I do have sympathy. I appreciate you've made a good-faith effort to get some of this taken care of, especially the public right-of-way where it affects everyone not just yourself. What I'm leaning towards is giving to September 25 to have the obstructions in the right-of-way, sidewalk cleared, tall grass and weeds overhanging sidewalk cleared, and then on condition that is done

I would recommend giving to October 16 for the remaining balance of the yard.

Martin: no, but then if September 25 the right-of-way isn't done we'd issue a work order for the entire yard.

Richards: understood. That would be great.

Referred to the City Council due back on 8/26/2026

**7 RLH SAO
26-71**

Appeal of Barry Campbell to a Summary Abatement Order at 449 VAN DYKE STREET.

Sponsors: Johnson

Grant to September 4, 2026 for compliance.

Barry Campbell, owner, appeared via phone

[Zimny gives background of appeals process]

Staff report by Supervisor Lisa Martin: July 23, 2026 a Summary Abatement Order was issued regarding outside storage for a storage pod. Also to note St. Paul Legislative Code specifically notes portable storage containers and intermodal containers aren't allowed, especially in residential areas. Compliance date was for August 4, 2026.

Campbell: I did look at City code and there are things in there about how to properly store storage pods. They can be in the street for a fee per day. Also, as long as the set back matches. I researched Code a ton since you were here. The only issue is that it is already on its way out of here. It will be gone by the end of the month. I couldn't get it gone by August 4.

Zimny: so it IS temporary.

Campbell: absolutely, we are just doing work on our house. If you look you can see permits were pulled for an egress window going in next week.

Zimny: that's fine. I think most of those things are for temporary storage. Ms. Martin any comments?

Martin: as long as it is 30 days or less we are fine with that.

Zimny: you said end of the month? How long are you thinking you need Mr. Campbell?

Campbell: I think we can have it gone by September 1. Just to mention we did pick up all the other building materials mentioned as well.

Zimny: wonderful, we appreciate that. My recommendation to the Council will be to grant to September 4, 2026 for compliance. Gone by September 4, will that work?

Campbell: yes.

Referred to the City Council due back on 9/2/2026

Making Finding on Nuisance Abatements

- 8 [RLH SAO 26-64](#) Making finding of Tami Richardson to the appealed nuisance abatement ordered for 1547 CARROLL AVENUE in Council File RLH SAO 26-55.

Sponsors: Bowie

The nuisance is abated and the matter resolved.

No one appeared

Staff update by Supervisor Lisa Martin: the nuisance is abated and the file closed.

Referred to the City Council due back on 8/19/2026

- 9 [RLH SAO 26-74](#) Making finding on the appeal of Mark Puchala II to a nuisance abatement ordered for 2016 FREMONT AVENUE in Council File RLH SAO 26-59.

Sponsors: Johnson

The nuisance is abated related to brush pile, the nuisance was not abated as relates to the stones/pavers and compost bin. Grant to August 28, 2026 for the compost and grant further extension to November 2, 2026 for compliance with pavers/stones.

Mark Puchala, owner, appeared via phone

Staff report by Supervisor Lisa Martin: the compost bin definitely doesn't meet requirements,

Puhala: anything flowing out is below ground level. I dug a trench for that. We talked about 2x2" gaps, and I did 1x2" gaps.

Moermond: it is open at the bottom.

Puhala: I left it open by design so I can turn the soil underneath.

Moermond: it should be enclosed according to code, which means it makes contact with the ground.

Puchala: I need an opening so I'm not stirring from the top and breaking my back. I can put a board on for now so it couldn't as abated.

Moermond: we've had misunderstandings in the past. It isn't 3-dimensional right now, doesn't touch ground, im ok with the top having some space. I think you have an awful lot of space. I do think it could be smaller ot prevent rodents from getting in. Ms. Martin?

Martin: it is wide open. Squirrels and everything are going to get in. A lot you can buy shows they are covered, there are air vents, they aren't open to animals. It isn't in compliance.

Moermond: it needs to be enclosed with aeration but not wide openings. How you come into compliance is something you work out with the inspector. Code says enclosed.

Puchala: I've been told I'm not allowed to speak to inspectors anymore.

Moermond: Ms. Martin?

Martin: I don't know why, he has phone numbers.

Puchala: I was told I could I could only call the general line, and then they also said they couldn't talk to me. When they came to mow my lawn, the officer called Ms. Martin and said I wasn't allowed to talk to her directly. Same with Mr. Munos.

Moermond: I think things got turned sideways. I think there was some confusion about discussing things under appeal versus other things.

Martin: yes, we won't discuss or negotiate anything that's already been voted on. We're happy to discuss things but we can't renegotiate.

Puhala: I can submit a diagram to MS. Martin if that helps.

Moermond: we need to have the sides in contact with the ground as well as a different top. Why don't you set a goal by Thursday noon you have something submitted. Ms. Martin, you had concerns about the pavers?

Martin yes, they are a huge trip hazard right now. They aren't dug in, they aren't even.

Moermond: the city has no concern about a path like this generally but it is certainly a trip hazard for any emergency personnel. I can see giving more time for that. Let's say November 2 to figure out how to level it so it isn't something someone can trip over.

Puchala: I think I can figure that out. I've just been waiting for a chance to breath so I can get a stone chisel. Why would the emergency personnel would go where there are no doors?

Moermond: fire may use windows. You also may need to exit through a window from a sleeping room. For EMS, that's probably front door, sure.

Puchala: is there someone specific with EMS I could sit down with to discuss my designs with?

Moermond: you are in the right area of inspectors. Let's get that diagram in by noon on Thursday. This has a Council Public Hearing on the 19th so we can get a clean deadline and wrap this up.

Puchala: what about my brush pile?

Martin: the brush pile was abated.

Puchala: compost lid design and level the rocks.

Referred to the City Council due back on 8/19/2026

1:00 p.m. Hearings

Vacant Building Registrations

**10 RLH VBR
26-16**

Appeal of Isaac Mooney, Wells Property, to an email dated 8/4/26 informing staff that a vacant building file was opened at 1400 HEWITT AVENUE.

Sponsors: Coleman

Deny the appeal but waive VB fee for 90 days (to October 31, 2026). Property to remain a Cat 2 VB and requires a CCIR.

Isaac Mooney, property rep, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Matt Dornfeld: was condemned by Fire Inspection and made a Category 2 Vacant Building July 31, 2026. Most of those details for the condemnation should be in that fire inspection report from Keith Demarest.

Moermond: last week, Mr. Mooney, we talked about being condemned with major code violations and secured by other than normal means. You don't want it to be a Category 2, tell me more about your thinking.

Mooney: in 22 years we've never had a property be a Category 2. We have a system we have done for those 22 years that works wonderfully. It would really deviate us from what we normally do. We'll get this property in turn key condition. HVAC, electrical, all the crews will be there, specially given the location of the property. It will be beautiful when we're done with it and find a buyer. We got a \$2,500 for them boarding it up which only happened because we couldn't access due to the mental health of the person squatting. If that hadn't happened we'd already have it in perfect condition. It just creates unforeseen things for us. We do about 60 properties a year and try and keep the system as simple as possible for everything. We don't even know what a Category 2 Vacant Building entails, we'll obviously get a TISH report for the new buyer and will have inspectors going through.

Moermond: there are a couple of things in play here. We're talking about your company and how its managed Category 1 properties, we're talking about the situation when acquiring the property, and I think we're talking about the building conditions itself. My focus has to be on that. With respect to buying a property with a squatter, that's just something that is an internal business consideration for you guys. That isn't something I can take into account. The notion your company does a great job on a lot of Category 1s, I do think that's great. Looking at conditions though I do think it is a legitimate Category 2 Vacant Building and needs a Code Compliance Inspection Report. We can get you information on that.

Mooney: ultimately what we're doing is if it goes to a Category 1 we will immediately start, if it's a Category 2 it will involve a lot of meetings and will sell it to some other investor. We can immediately start renovating if it is a Category 1. When you're doing as many properties as us we don't want to go out of the box, we acquired it as a Category 1 and didn't really have the option to fix it.

Moermond: you'll have to make the business decisions you need to, but you can definitely ask the Council on August 26th for something different. That will be your next stop.

Referred to the City Council due back on 8/26/2026

11 **RLH VBR**
 26-15

Appeal of Paul Mulcahy to a Vacant Building Registration Renewal Notice at 272 RICHMOND STREET.

Sponsors: Noecker

Deny the appeal but continue to allow permits to be pulled.

Paul Mulcahy, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Matt Dornfeld: we opened a Category 2 Vacant Building February of 2025. Per our system it appears there was a Code Compliance application received March 28, 2025 and a Code Compliance report issued April 24. Per a note from Humphrey on 7/15 the appellant is showing ownership of property and I believe we are here to discuss the Vacant Building fee a letter went out recently. I am not sure why it went out in July when it was opened in February.

Moermond: so this fee would cover February 2026 through February 2027.

Dornfeld: I agree with that Ms. Moermond but the letter went out July 24, so that complicates things. I don't know.

Mulcahy: I did get the Code Compliance report a long time ago, I did get a new roof put on and new electric and I just figured the City saw I was moving forward and that's why I didn't hear anything. Which I have been moving on the whole house. The Code Compliance report most of what is on there isn't directly relevant to what needs to be done on the house. Each inspector was here for under 15 minutes and most were just things that need to be verified. Most are done already and most of the things that need to be done were NOT on the report. There was a lot the house needed they didn't put on the report which is what I've been addressing. I've been preparing the house for the plumbers, which I felt was most important to get done before anything else.

Moermond: sounds like you've done a lot of work. To get the Code Compliance certificate it means minimum code compliance. It does need to continue to be in the Vacant Building program until you get that certificate. Permits all pulled and signed off on. We can waive the Vacant Building fee for a bit longer, then would come forward as an assessment if left unpaid and then we can talk about potential proration or spreading payments. I can't do a lot at this time. I'm going to say the registration and bill are valid, but we can talk about the assessment down the line.

Mulcahy: when would I get that letter?

Moermond: 8-10 weeks if left unpaid now.

Mulcahy: and then what do I do?

Moermond: it tells you how to appeal the assessment at that time. My recommendation will be deny the appeal, you can certainly talk to the Council about something different.

Mulcahy: the computers were down for so long last summer. I just set things up with Robert to pull things myself. I won't have everything complete by then. Things will have to wait until spring to work on since summer is coming to a close.

Referred to the City Council due back on 8/26/2026

2:00 p.m. Hearings**Fire Certificates of Occupancy****12 RLH FCO
26-69****Appeal of Peter Larsen to a Fire Inspection Report at 368 FRONT AVENUE.****Sponsors:** Bowie

Grant to October 1, 2026 for compliance with orders related to furnace/HVAC, and grant to August 31, 2026 for compliance with balance of the orders.

Peter Larsen, property representative, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Keith Demarest: this is a single-family home owned by 2 people, the sale of this property was recorded April 21, 2024. June 18, 2026 a form 4 request was received from St. Paul Police Department stating high levels of carbon monoxide, furnace red tagged by Xcel. Ladder 22 left a co detector with resident. Our inspector contacted Xcel and Water, and it was believed the property was still owner occupied. June 26 we learned from Code Enforcement that it was tenant occupied, they were on the property May 20th and spoke with a female who said she and her partner were renting. June 29 Fire Safety made their initial inspection of the property, which found the need for a CO, high level of CO from furnace or water heater, chipping peeling paint, window in first floor bedroom doesn't remain in open position. A follow up inspection was done July 30th 2026 with much of the same findings, plus a new addition of light cover on front porch, and orders to access. August 5 an appeal was received.

Larsen: we purchased the property April 1, 2024. When we purchased it it was already a rental with the existing tenants in place. We replaced the siding and rented it out. We assumed the Certificate of Occupancy transferred from the old owner. We have learned that is not the case. We are just looking for an extension to get repairs done, because we agree that they do need to be done. The first issue is July 23, 2026 Anika had me served with a lawsuit to close down the business we own (this property and 2 others), and I requested an HVAC inspection to determine where the CO leak was coming from and they were able to determine it wasn't the water heater, and they advised they didn't want to turn the furnace back on but they were sure that was where it was coming from. They couldn't fix it they had to replace it. The bid was for \$22,000. I need more time to get that money together. My friends told me they did purchase and install smoke and carbons. I'm a bit skeptical of what they're saying since the fire inspector said they were given some. I did attempt to fix the front porch light, but embarrassingly I bought the wrong size. I did have a contractor scheduled out to put a bid in for paint and fixing the window, but we have to reschedule. I am trying to get things fixed. I'm limited by the fact I am being sued and money. I've started researching places to try and find funding for this. I'm a mortgage broker by trade so I may have some private fund option. It is hard to do anything when I may go to court later this month and find out I have to sell the property. Ultimately I just need more time for repairs.

Moermond: where are we at with smoke and carbons?

Demarest: as of July 30th it was still an outstanding issue.

Larsen: I screwed up that inspection in my calendar and forgot to tell my tenants. They told me they put some in but I haven't independently verified that. Really the one I need an extension on is the furnace issue.

Moermond: well, it isn't winter which is in your favor. I'm balancing the seasons, the need for tenant to have a clear idea of where they will be living, and where you are at with money. It seems to me that we need to have the furnace situation completely resolved no later than October 1, or the property must be vacated. Whatever your obligation is to your tenants and talking to them about vacating you need to look at. Has to be done by then.

Demarest: yes, October 1 is when the cold weather rule takes affect with Xcel.

Moermond: so you have a six week window to figure things out. Mr. Demarest, in the meantime can you get an inspector onsite to confirm the smoke and carbons?

Demarest: Inspector Harrington has a reinspection scheduled for August 31 at 10:30. If you want to go sooner, we can do that as long as tenants have proper notice.

Larsen: I want to confirm it is done sooner.

Demarest: let's stick with August 31 so you have time for all the projects and then hopefully just narrow things down to just the furnace.

Referred to the City Council due back on 8/26/2026