



City of Saint Paul

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

Minutes - Final

City Council

Council President Amy Brendmoen
Councilmember Kassim Busuri
Councilmember Mitra Jalali Nelson
Councilmember Rebecca Noecker
Councilmember Jane L. Prince
Councilmember Dai Thao
Councilmember Chris Tolbert

Wednesday, April 3, 2019

3:30 PM

Council Chambers - 3rd Floor

Public Hearings at 3:30 and 5:30 p.m.

ROLL CALL

The meeting was called to order by Councilmember Tolbert at 3:31 p.m.

Council President Brendmoen and Councilmember Noecker excused

Present 5 - Councilmember Dai Thao, Councilmember Chris Tolbert, Councilmember Jane L. Prince, Councilmember Mitra Jalali Nelson and Councilmember Kassim Busuri

Absent 2 - Councilmember Amy Brendmoen and Councilmember Rebecca Noecker

COMMUNICATIONS & RECEIVE/FILE

- 1 [AO 19-24](#) Amending the CDBG activities budget to allocate 2018 carryover spending to various programs.
- 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 (Items 2 - 19)

Councilmember Thao moved approval of the Consent Agenda.

Consent Agenda adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 2 [RES 19-546](#) Approving the Settlement Agreement and Release between Todd Axtell and Jared Sande and Andrew Henderson and their attorney A.L. Brown.
Adopted
- 3 [RES 19-570](#) Approving the use of grant funds through the Neighborhood Star Year-Round program for Dreamland Arts LLC.
Adopted
- 4 [RES 19-418](#) Approving the City's cost of providing Collection of Vacant Building Registration Fees billed during August 23 to December 20, 2018, and setting date of Legislative Hearing for May 7, 2019 and City Council public hearing for June 19, 2019 to consider and levy the assessments against individual properties. (File No. VB1908, Assessment No. 198812)
Adopted
- 5 [RES 19-419](#) Approving the City's cost of providing Boarding and/or Securing services during January 2019, and setting date of Legislative Hearing for May 7, 2019 and City Council public hearing for June 19, 2019 to consider and levy the assessments against individual properties. (File No. J1908B, Assessment No. 198107)
Adopted
- 6 [RES 19-420](#) Approving the City's cost of providing Sewer Repair in the ROW during November 2018 at 198 Stevens Street East, and setting date of Legislative Hearing for May 7, 2019 and City Council public hearing for June 19, 2019 to consider and levy the assessments. (File No. J1918A, Assessment No. 198542)
Adopted
- 7 [RES 19-421](#) Approving the City's cost of providing Collection of Fire Certificate of Occupancy Fees billed during November 13 to December 10, 2018, and setting date of Legislative Hearing for May 7, 2019 and City Council public hearing for June 19, 2019 to consider and levy the assessments against individual properties. (File No. CRT1908, Assessment No. 198208)
Adopted

- 8 [RES 19-422](#) Approving the City's cost of providing Excessive Use of Inspection or Abatement services billed during November 26 to December 21, 2018, and setting date of Legislative Hearing for May 7, 2019 and City Council public hearing for June 19, 2019 to consider and levy the assessments against individual properties. (File No. J1908E, Assessment No. 198312)
Adopted
- 9 [RES 19-513](#) Approving the City's cost of providing Collection of Delinquent Garbage Bills for service during October to December 2018, and setting date of Legislative Hearing for April 25, 2019 and City Council public hearing for May 22, 2019 to consider and levy the assessments against individual properties. (File No. CG1901C1, Assessment No. 190053)
Adopted
- 10 [RES 19-514](#) Approving the City's cost of providing Collection of Delinquent Garbage Bills for service during October to December 2018, and setting date of Legislative Hearing for April 25, 2019 and City Council public hearing for May 22, 2019 to consider and levy the assessments against individual properties. (File No. CG1901C2, Assessment No. 190061)
Adopted
- 11 [RES 19-485](#) Authorizing the Fire Department to enter into a joint powers agreement with the State of Minnesota - State Patrol Division for helicopter operation training.
Adopted
- 12 [RES 19-552](#) Approving the agreement between the Fire Department and Ropes that Rescue, Ltd. for structure and tower rope rescue training.
Adopted
- 13 [RES 19-520](#) Authorizing the Office of Human Resources to accept donations of refreshments and items of support at new employee orientations and other citywide educational events for City employees in 2019.
Adopted
- 14 [RES 19-538](#) Dissolving the Joint Powers Agreement with Ramsey County, Northeast Metro 916 Intermediate School District, and Independent School District 625 - Saint Paul Public Schools, approved by the Council via RES 18-643 on May 2, 2018.
Adopted

- 15 [RES 19-515](#) Proclaiming that the 18th of May, 2019 be considered International Migratory Bird Day by the City of Saint Paul.
Adopted
- 16 [RES 19-551](#) Requesting a Planning Commission study of the city's current zoning regulations for a new portable sign type, pursuant to Minn. Stat. § 462.357, Subd. 4.
Adopted
- 17 [RES 19-569](#) Authorizing the submission of the 2019-20 Consolidated Plan - Annual Action Plan (CDBG, ESG, HOME) to the U.S. Department of Housing and Urban Development (HUD), and execution of HUD agreements.
Adopted
- 18 [RES 19-532](#) Authorizing the Police Department to accept a donation from the Nestle Purina PetCare Company through the K-9 Foundation.
Adopted
- 19 [RES 19-526](#) Accepting the gift of travel expenses, lodging, and conference costs, not to exceed \$3000, from Transport Group (Hemming Group Ltd.) for Matthew Morreim, Street Maintenance Engineer, to attend and present at Cold Comfort 2019 - Annual Winter Maintenance Conference and Exhibition to be held May 15-16, 2019 in Harrogate, UK.
Adopted

FOR DISCUSSION

No items

ORDINANCES

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

Second Reading

- 20 [Ord 19-23](#) Amending Chapter 91 of the Legislative Code pertaining to adding an appeals process for persons who wish to appeal water bills, fees, and other charges imposed under the Water Code, Chapters 85 - 103 of the Legislative Code.
Laid over to April 17 for third reading/public hearing

- 21 [Ord 19-24](#) Amending Chapter 18 of the Legislative Code pertaining to give authority to the Legislative Hearing Officer to hear appeals regarding water bills, fees, and other charges imposed under the Water Code.

Laid over to April 17 for third reading/public hearing

First Reading

- 22 [Ord 19-15](#) Amending Chapter 4.04 of the Charter of the City of Saint Paul to allow for cancellation of council meetings pursuant to a process outlined by ordinance.

Laid over to April 10 for second reading

- 23 [Ord 19-16](#) Amending Saint Paul City Charter Chapter 8.02 and 8.03 to clarify signature and petition requirements.

Laid over to April 10 for second reading

- 24 [Ord 19-18](#) Amending Chapter 6.03.1 of the Saint Paul City Charter pertaining to the imposition of civil penalties for violations of city ordinances.

Laid over to April 10 for second reading

- 25 [Ord 19-17](#) Amending Saint Paul City Charter Section 11.03 regarding the City of Saint Paul's Property Tax Authority.

Laid over to April 10 for second reading

- 26 [Ord 19-26](#) Amending section 106.01 of the Legislative Code to permit sidewalk signs on the public sidewalk and boulevard.

Laid over to April 10 for second reading

- 27 [Ord 19-27](#) Amending Chapter 64 of the Legislative Code pertaining to zoning to allow businesses and institutions to place sandwich board signs on public sidewalks and boulevards in certain zoning districts.

Laid over to April 10 for second reading

PUBLIC HEARINGS (3:30 p.m.)

- 28 [RES PH 19-77](#) Amending the financing and spending plans in the Fire Department in the amount of \$21,220 for the 2018 Hazardous Materials Emergency Preparedness Grant.

No one was present to testify. Councilmember Prince moved to close the public hearing and approve the resolution.

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 29** [RES PH 19-78](#) Amending the financing and spending plans in the Fire Department in the amount of \$3,200 for a contribution received from the Minnesota Board of Firefighter Training and Education to pay for training for firefighters.

No one was present to testify. Councilmember Busuri moved to close the public hearing and approve the resolution.

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 30** [RES PH 19-81](#) Approving the application of Macalester College Program Board for a sound level variance to present amplified music on Saturday, April 13, 2019 during Springfest at 1600 Grand Avenue.

No one was present to testify. Councilmember Jalali Nelson moved to close the public hearing and approve the resolution.

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

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 (Items 31 - 53)

No one was present to testify. Councilmember Thao moved to close the public hearing and approve the Legislative Hearing Consent Agenda as amended.

Legislative Hearing Consent Agenda adopted as amended

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 31 [RLH TA 19-82](#) Deleting the Appealed Special Tax Assessment for property at 197 BAKER STREET EAST. (File No. J1912A, Assessment No. 198511)
Adopted
- 32 [RLH TA 19-83](#) Ratifying the Appealed Special Tax Assessment for property at 367 BATES AVENUE. (File No. J1912A, Assessment No. 198511; amended to File No. J1912A1, Assessment No. 198553) (Public hearing to be continued to September 18)
Public hearing continued to September 18
- 33 [RLH TA 19-63](#) Deleting the Appealed Special Tax Assessment for property at 270 BURGESS STREET. (File No. J1911A, Assessment No. 198510)
Adopted
- 34 [RLH TA 19-89](#) Ratifying the Appealed Special Tax Assessment for property at 700 BURR STREET. (File No. J1912A, Assessment No. 198511)
Adopted
- 35 [RLH TA 19-67](#) Deleting the Appealed Special Tax Assessment for property at 1605 BUSH AVENUE. (File No. J1912A, Assessment No.198511)
Adopted
- 36 [RLH TA 18-573](#) Ratifying the Appealed Special Tax Assessment for property at 845 CASE AVENUE. (File No. J1901E, Assessment No. 198300; amend to File No. J1901E1, Assessment No. 198308) (Public hearing continued from January 9)
Adopted as amended (assessment approved)
- 37 [RLH TA 19-96](#) Ratifying the Appealed Special Tax Assessment for property at 725 CHARLES AVENUE. (File No. J1912A, Assessment No. 198511)
Adopted
- 38 [RLH TA 19-73](#) Ratifying the Appealed Special Tax Assessment for property at 1043 CHARLES AVENUE. (File No. J1912A, Assessment No. 198511)
Adopted
- 39 [RLH TA 19-102](#) Deleting the Appealed Special Tax Assessment for property at 289 COMO AVENUE. (File No. J1911A, Assessment No. 198510)
Adopted

- 40 [RLH RR 19-13](#) Making finding on the appealed nuisance abatement ordered for 483 COMO AVENUE in Council File No. RLH RR 18-36.
Adopted as amended (nuisance condition abated)
- 42 [RLH TA 19-103](#) Ratifying the Appealed Special Tax Assessment for property at 1298 EDGCUMBE ROAD. (File No. J1911A, Assessment No. 198510; amended File No. J1911A1, Assessment No. 198551) (Public hearing to be continued to September 18)
Public hearing continued to September 18
- 41 [RLH VBR 19-19](#) Appeal of Randy White, Really Fast Realty, to a Vacant Building Registration Renewal Notice at 46 DELOS STREET WEST.
Adopted
- 43 [RLH TA 19-71](#) Ratifying the Appealed Special Tax Assessment for property at 1049 EDMUND AVENUE. (File No. J1912A, Assessment No. 198511; amended to File No. J1912A2, Assessment No. 198554) (Public hearing to be continued to October 16)
Public hearing continued to October 16
- 44 [RLH TA 19-98](#) Ratifying the Appealed Special Tax Assessment for property at 2171 FIFTH STREET EAST. (File No. J1912A, Assessment No. 198511)
Adopted
- 45 [RLH TA 19-87](#) Ratifying the Appealed Special Tax Assessment for property at 1344 FREMONT AVENUE. (File No. J1912A, Assessment No. 198511)
Adopted
- 46 [RLH VBR 19-16](#) Appeal of Craig DiLorenzo to a Vacant Building Registration Renewal Notice at 1114 JACKSON STREET.
Adopted
- 47 [RLH VO 19-7](#) Appeal of Shahid Aziz to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 495 KENNY ROAD.
Adopted
- 48 [RLH TA 19-66](#) Ratifying the Appealed Special Tax Assessment for property at 596 LAWSON AVENUE EAST. (File No. J1912A , Assessment No. 198511)
Adopted

- 49 [RLH VBR 19-22](#) Appeal of Angelica Lopez to a Vacant Building Registration Fee Warning Letter at 1793 MARYLAND AVENUE EAST.
Adopted
- 50 [RLH TA 19-75](#) Ratifying the Appealed Special Tax Assessment for property at 313 TOPPING STREET. (File No. J1911A, Assessment No. 198510)
Adopted
- 51 [RLH TA 19-99](#) Deleting the Appealed Special Tax Assessment for property at 962 UNIVERSITY AVENUE WEST. (File No. J1912A, Assessment No. 198511)
Adopted
- 52 [RLH AR 19-15](#) Ratifying the assessments for Property Clean Up services during October 31 to November 13, 2018. (File No. J1911A, Assessment No. 198510)
Adopted as amended (888 Howell Street N. removed from the assessment roll for separate consideration)
- 53 [RLH AR 19-16](#) Ratifying the assessments for Property Clean Up services during November 14 to 29, 2018. (File No. J1912A, Assessment No. 198511)
Adopted

Council members shared news from the wards.

The Council recessed at 3:41 p.m.

PUBLIC HEARINGS (5:30 p.m.)

The Council reconvened for public hearings at 5:32 p.m.

- 54 [Ord 19-20](#) Creating Chapter 141 of the Legislative Code to regulate shared transportation systems.
No one was present to testify. Councilmember Thao moved to close the public hearing.
Public hearing held and closed; laid over to April 10 for final adoption
- Yea:** 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri
- Nay:** 0
- Absent:** 2 - Councilmember Brendmoen and Councilmember Noecker

- 55** [Ord 19-21](#) Amending Section 409.06(n) of the Legislative Code, exempting the Downtown Business District from certain liquor license location restrictions, and removing restrictions relative to religious organizations City-wide. (Title amended April 10, 2019.)

Councilmember Tolbert said Councilmember Noecker had asked that the public hearing be continued to the following week at 3:30.

No one was present to testify. Councilmember Jalali Nelson moved to continue the public hearing to April 10 at 3:30.

Public hearing continued to April 10 at 3:30 p.m.

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 56** [Ord 19-22](#) Amending Section 410.03(g) of the Legislative Code, exempting the Downtown Business District from certain non-intoxicating malt liquor license location restrictions, and removing restrictions relative to religious organizations City-wide. (Title amended on April 10, 2019.)

No one was present to testify. Councilmember Jalali Nelson moved to continue the public hearing to April 10 at 3:30.

Public hearing continued to April 10 at 3:30 p.m.

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 57 [RES PH 19-36](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Sealcoating Street and/or Alley. (File No. 185600, Assessment No. 185600)

Public Works Director Kathy Lantry gave a staff report on items 57 to 72. She said the items had to do with sewer work, sealcoating, and the mill and overlay program for 2018. The sewer work was done at the request of the property owners in conjunction with street construction projects. The sealcoating and mill and overlay assessments were in their second year of the program in its current configuration. She reviewed the sealcoating and mill and overlay processes and funding. Each year, the City sealcoats 1/8 of the city; sealcoating includes pothole patching, some skin patching, and application of liquid asphalt and granite chips. The process is done on an 8-year cycle, and the 2018 rates were \$4.71 per front-feet on a street footage and \$3.50 in alleys. She said for corner residential properties the footage was calculated by taking the actual footage being sealcoated, divided by 2, with the subsidy paid for by the General Fund. The mill and overlay program, used on arterial streets, involved milling off the top 2 to 3 inches, and re-applying new asphalt. The cost is dependent on factors such as the width of the road, the depth of the overlay, the number of reconstructed corners, the length of the stretch, and the traffic control needed. Properties are charged at 50% and the City's General Fund picks up the other 50%.

In response to a question from Councilmember Tolbert, she said because of the timing of the projects the mill and overlays are generally done in September, and it's a lot of work to collect costs and get the billing out and give Real Estate enough time to put them on the 2020 assessment roll. She said the work had been completed and the amounts charged were per the current policy.

Councilmember Prince asked whether estimates were provided when the letters were sent out. Ms. Lantry said probably not, especially with mill and overlay, because the rates are so variable and based on actual costs.

Councilmember Thao asked what technologies were being used to reduce costs for property owners. Ms. Lantry said, especially with sealcoating, they'd been disciplined about making sure it was a maintenance program done every 8 years, which was a best practice. She said the granite chip being used now provided a better seal to prevent cracks.

Councilmember Tolbert asked Ms. Lantry to describe payment options available. Ms. Lantry said she might have to defer the Real Estate Division, but generally the bills could be paid over time.

Councilmember Tolbert noted that Ms. Lantry and other staff were present to answer questions.

In opposition:

Christina Anderson Taghioff (859 Osceola Avenue) said she and her husband had organized with other property owners affected by the mill and overlay projects, and she had opposition letters from 59 people.

Councilmember Tolbert asked Ms. Anderson Taghioff what project she was in opposition to. She said hers was the Victoria project, but given the work she and her husband had done to form a coalition, she felt it was most useful for her to speak on this item.

Ms. Anderson Taghioff said mill and overlay costs for property owners were as much as \$58 per linear square (sic) footage. She said the City had not followed rules necessary before demanding payment from citizens, and for converting the charges to a lien on their properties by way of a tax assessment. She said there was no notice or hearing prior to the improvements being done, and property owners did not have the opportunity to weigh in on whether the improvements were necessary or wanted. She said prior to mid -2017 the City held a notice and hearing about an improvement before it happened, but that was no longer being done, which was contrary to the City Charter, chapter 1301.1., and due process under Minnesota law.

Councilmember Tolbert asked Ms. Anderson Taghioff to conclude her comments as she was over the time allotted.

Ms. Anderson Taghioff said the notice received was an invoice which didn't provide information about contesting the charges or the opportunity to be heard on the matter.

Councilmember Tolbert noted that the Council had received the materials submitted by Ms. Anderson Taghioff and her husband.

Craig Trost (2542 Nokomis) showed a piece of sealcoating that had chipped all over the boulevard. He said he lived on the corner and was being charged for both Nokomis and McKnight. He said when they did the sewer separation they were allowed to pick one or the other for being charged. He said he felt rates for the alley should be half of those for the street given the relative width. He echoed the concerns about lack of notice, and said he also got a street assessment in the fall. He asked why the City didn't also budget that in, or maybe delay it a year.

Simon Taghioff (859 Osceola Avenue) said he was speaking on behalf of themselves and others they had spoken to but who were not able to be present - the elderly, infirm and single working families. He said they felt this was fundamentally and manifestly unfair, and the problem with charging everyone individually for street maintenance was that street maintenance did not primarily benefit the people who lived on that one street. He said street maintenance was a public good, and publicly funded in almost every other jurisdiction. He said when talking about street maintenance costs theoretically, the costs evened out, but mill and overlay was vastly more expensive than sealcoating. He said the extra expense was attributable to the extra traffic on the road from the community as a whole, but being paid for by the handful of property owners along the street. He said the problem was particularly bad for corner properties. He said the people who lived along mill and overlay streets did not receive 50% of the benefit and were not responsible for 50% of the traffic, and should not bear 50% of the cost. He read from a letter they had collected from other residents.

Councilmember Tolbert asked Mr. Taghioff to wrap up his testimony because his time was up. Robert Batta (860 Western Ave North) said Mr. Taghioff could have his time. Councilmember Tolbert said Mr. Taghioff could finish. Mr. Taghioff shared statements from residents for whom the cost was a hardship. He said the obvious solution was to handle the billing for mill and overlay streets like any other residential street, and provide notices that complied with State Law and the City Charter.

Duane Bauer (1607 Suburban Avenue) said the sealcoating contractors did a poor job, they severed the telephone line to his home, the sealcoating was sub-par, and they destroyed his gardens. He said he was asking for relief from the "heinous" bill, because, combined with what he would be paying out of pocket to correct the

contractor's mistakes, would put him in dire straits.

Chris Diekman (1791 Stillwater Avenue) showed photos of the incomplete sealcoating job on his street and alley.

Michael Bauer (725 Stryker Ave) said his lot was 50 feet wide, but the calculation on his statement was for 102 feet at \$57.50/foot. Councilmember Tolbert referred Mr. Bauer to Real Estate staff members present.

Christine Meyers (1193 Forest Street) said she felt it was unfair to be assessed without knowing she could protest. She said they didn't do the mill and overlay correctly and she ended up with an area of puddling that stayed there for months and created safety issues for bikers. She said she wanted to make sure that the problem was corrected without an additional charge. She said she was a senior with a part-time job, and a son who was a vulnerable adult living with her. Councilmember Tolbert referred Ms. Meyers to Public Works Director Lantry. Lantry.

John Pitera (170 Victoria Street S.) said he wanted to dovetail on what his neighbors Christina and Simon had already said. He said he was charged \$32/foot, and Victoria was a major thoroughfare and heavily used by the City's maintenance vehicles. He said they didn't get 50% of the benefit and shouldn't have 50% of the cost.

Scott Kramer (746 Stryker Avenue) said the assessment was fundamentally unfair and unethical, and would be passed along to the renters on the street. He said there were already cracks all over the new mill and overlay. He said the City could and should do something about this.

Walter M. Urrutia Ochoa (2236 5th Street E.) said he was present to pay the bill. Councilmember Tolbert referred him to Real Estate staff present.

Caprice Glaser (761 Stryker) read a letter: She said in 2017 she paid \$610 for street maintenance which covered everything, and she was now being charged \$8337.50 for just the mill and overlay, as well as \$224.45 for lighting and sweeping. She said she was told that residents along state streets such as Smith and Robert didn't have to pay for maintenance. She said she believed everyone who lived in St. Paul should pay for streets. She said the work done was poor quality and was already cracked. She said the stress and anxiety she had experienced because of the size and surprise of this \$8337.50 bill, verged on being abusive and was undeserved.

Michael Brennan (112 Victoria Street) said his taxes had almost quadrupled in the 12 years he'd lived in his home, and he was being charged \$32/foot for a total assessment of \$4984. He said state law stipulated that an assessment must be less than the benefit provided to the property. He echoed his neighbor's observation that City vehicles caused extreme wear and tear on the street, and said for them to share the expense was an unfair adjustment. He said his property had decreased in value because of the increased speeds and traffic on his block. He observed that many of the mill and overlay streets were close to the depots housing large City vehicles and machinery. He said the cost should be coming out of the general fund.

Robert Bloomer (854 Lincoln Avenue) said this was the first street maintenance of any consequence that he could remember in almost 40 years. He repeated his neighbors' concern about increased traffic on Victoria. He asked why properties on Lexington weren't charged for their overlay.

Cheryl Durant (107 Victoria Street S.) said she felt the taxes were excessive and felt she was being taxed out of her home. She said she requested replacement of her lead sewer line and was charged \$4100 for that, and, along with her property taxes, the mill and overlay was putting it over the top. She said Victoria was a pretty busy street and the City should pay for more than 50%.

Kim Zack (743 Stryker Avenue) said she wanted to express the "shock and awe" they felt when they opened the \$6500 bill they received for the mill and overlay. She said as a young family and first-time home owners, adding that bill to their expenses was significant. She reiterated the concerns about the shoddy workmanship, and said they had been without water for several days without notice more than once when they had a newborn. She said construction vehicles blocked their driveway.

Sherri Mortensen Brown (10 Victoria Street S.) said she would concur with those who had spoken before her regarding the exorbitant amount and the unfairness given the amount of traffic on Victoria. She said she and her neighbors were not assessed uniformly. She said she went to the assessment office to question her bill and was told "blame the churches." She said the churches weren't assessed anymore because it was unconstitutional, and she felt she was picking up their costs along with others using the very busy street. She said state law prohibited the City from assessing a property owner without a special benefit, and she did not have that. She asked that the cost be spread among all taxpayers as a public good.

Andre Moody (800 Stryker Avenue) said he didn't think it was fair. He said they received a bill for \$7130, and didn't receive a special benefit. He said it was excessive, not fair, a \$7000 bill with no advance notice, and everyone used the street.

Councilmember Thao moved to close the public hearing. Yeas - 5 Nays - 0

Councilmember Thao asked Director Lantry how the City audited the work, and who determined whether it was completed correctly. Ms. Lantry said the majority of mill and overlay was done by City forces; she said she and other staff had taken notes about the testimony and would be taking a look at the issues.

Councilmember Tolbert asked Director Lantry to talk about the life cycle of streets, why mill and overlay and sealcoating were done, and the change to the process over the last few years. Ms. Lantry said they had started to be disciplined in how street reconstruction was done, and had changed some things to lower costs to property owners. She said the most expensive and extensive repair was street reconstruction, which was assessed using street reconstruction bonds and based on a percentage using the special benefit test. She said, ideally, streets would receive a sealcoat every eight years after being reconstructed, and then receive another mill and overlay after three sealcoat cycles. She said they were trying to extend the life of the street because it was so expensive to reconstruct. She said the amount of money for street reconstruction had not been raised in a number of years; when the program began in 1995 they did four or five large residential street projects per year, and today they did one residential and one arterial per year. She said they tried to keep up with sealcoating on residential streets but didn't do sealcoating on arterials because they had so much traffic it was ineffective. Mill and overlay was used to extend the life of the road until reconstruction was done.

Councilmember Tolbert asked Director Lantry about the fee changes over last two years in response to the Supreme Court ruling. Ms. Lantry said in August 2016 the Supreme Court ruled that the Right of Way (ROW) assessment program was

unconstitutional because it didn't meet the special benefit test, and the ROW included basically everything. She said some things were transferred to the City's general fund; sweeping and lighting were allowed by state law to be charged to homeowners, as well as a portion or sealcoating and mill and overlay.

Councilmember Prince said she was concerned about the wide range of prices between the mill and overlay projects; she asked what the variable was. Ms. Lantry said some projects had additional costs for ADA requirements; additional concrete work was the big difference.

Councilmember Thao said one gentleman was charged for both sides of his corner property. Ms. Lantry said Real Estate staff was present to answer his questions. She said mill and overlay didn't have a corner adjustment because they only did one side, and for sealcoating they took the total front-footage divided by two.

Councilmember Thao noted the testimony from the person whose water had been shut off; he asked about the communication strategy, and who residents could contact about issues. Ms. Lantry said the water department was usually pretty good about notifying residents about water shut-offs. She said she wasn't sure of the exact circumstances but could ask Director Schneider to get back to Councilmember Thao.

Councilmember Thao said he guessed most people would be happy to pay the assessment but wanted quality work; he asked Director Lantry to explain the procedure for making sure people were getting what they paid for. Ms. Lantry said they expected to give good quality work, and anyone could contact them. She said she had sent a supervisor out that day to check something. She said anyone was free to call street maintenance at 266-9700.

Councilmember Prince said she had seen one where she felt the work was not sufficient. She asked whether it would be better to lay that item over or let it proceed and check it after the fact. Ms. Lantry said whatever best suited Councilmember Prince's needs was fine.

Councilmember Prince said she would like to lay over item 57 for one week.

Public hearing held and closed; laid over to April 10 at 3:30 p.m.

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

58 [RES PH 19-9](#)

Ratifying the assessment for a storm sewer stub at 2220 Jefferson Avenue that was installed within the right-of-way as part of the Woodlawn/Jefferson area paving and lighting project. (File No. 19208CST, Assessment No. 196004)

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 59** [RES PH 19-10](#) Ratifying the assessment for replacement of sanitary sewer services within the right-of-way as part of the Woodlawn/Jefferson area paving and lighting project. (File No. 19208C, Assessment No. 196002)

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 60** [RES PH 19-8](#) Ratifying the assessment for replacement of sanitary sewer services within the right-of-way as part of the Como Avenue from Commonwealth to Eustis area paving and lighting project. (File No. 19205C, Assessment No. 196003)

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 61** [RES PH 19-14](#) Ratifying the assessment for replacement of sanitary sewer services within the right-of-way as part of the Wheelock Parkway from Danforth to Western paving and lighting project. (File No. 19230C, Assessment No. 196001)

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 62** [RES PH 19-50](#) Ratifying the assessments for Replacement of Sanitary Sewer Line on Private Property during October to December 2018. (File No. SWRP1902, Assessment No. 193001)

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 63** [RES PH 19-49](#) Ratifying the assessments for Replacement of Lead Water Service Line on Private Property during October to December 2018. (File No. 1902LDSRP, Assessment No. 194001)
- Adopted**
- Yea:** 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri
- Nay:** 0
- Absent:** 2 - Councilmember Brendmoen and Councilmember Noecker
- 64** [RES PH 19-39](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Western Avenue. (File No. MO1804, Assessment No. 185502)
- Christina Anderson Taghioff (859 Osceola Avenue) said she would like to testify. Councilmember Tolbert said Ms. Anderson Taghioff had already testified on the matter at the start (during item 57), per her own request.*
- Councilmember Thao moved to close the public hearing and approve the resolution.*
- Adopted**
- Yea:** 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri
- Nay:** 0
- Absent:** 2 - Councilmember Brendmoen and Councilmember Noecker
- 65** [RES PH 19-40](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Stryker Avenue. (File No. MO1805, Assessment No. 185503) (Public hearing held April 3; laid over from May 22)
- No one was present to testify. Councilmember Prince suggested laying the matter over until Councilmember Noecker was back. Councilmember Busuri agreed.*
- Public hearing held and closed; laid over to April 10 at 3:30 p.m.**
- Yea:** 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri
- Nay:** 0
- Absent:** 2 - Councilmember Brendmoen and Councilmember Noecker

- 66** [RES PH 19-42](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Victoria Street. (File No. MO1807, Assessment No. 185505) (Public hearing held April 3; laid over from May 22)
- No one was present to testify. Councilmember Prince moved to close the public hearing and lay the matter over for one week.*
- Public hearing held and closed; laid over to April 10 at 3:30 p.m.**
- Yea:** 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri
- Nay:** 0
- Absent:** 2 - Councilmember Brendmoen and Councilmember Noecker
- 67** [RES PH 19-44](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Prior Avenue. (File No. MO1810, Assessment No. 185506)
- No one was present to testify. Councilmember Jalali Nelson moved to close the public hearing and approve the resolution.*
- Christina Anderson Taghioff (859 Osceola Avenue) asked whether this item shouldn't be laid over as well. She said all of the mill and overlay items should be discussed together the next week.*
- Adopted**
- Yea:** 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri
- Nay:** 0
- Absent:** 2 - Councilmember Brendmoen and Councilmember Noecker
- 68** [RES PH 19-37](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Franklin Avenue. (File No. MO1801, Assessment No. 185500)
- Christina Anderson Taghioff (859 Osceola Avenue) said she had collected 59 objections, including some on Franklin Avenue. Councilmember Tolbert said Ms. Anderson Taghioff could not testify again. Ms. Anderson Taghioff said she wanted to make sure everyone's rights were treated the same, including the laying over until the following week. Councilmember Tolbert said some were and some weren't depending on the Council's decision. Ms. Anderson Taghioff said as a point of order under St. Paul Charter 14.01 she should be heard.*
- Councilmember Jalali Nelson moved to close the public hearing and approve the resolution.*
- Adopted**
- Yea:** 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 69** [RES PH 19-38](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Arlington Avenue. (File No. MO1802, Assessment No. 185501) (Public hearing held April 3; laid over from May 22)

Christina Anderson Taghioff (859 Osceola Avenue) said she had distributed objections from people on Arlington Avenue and this item should be laid over as well so the citizens' rights could be accounted together. She said she needed to make the point of order.

Councilmember Prince moved to close the public hearing; she suggested laying the matter over until Council President Brendmoen was back.

Public hearing held and closed; laid over to April 10 at 3:30 p.m.

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 70** [RES PH 19-41](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Forest Street. (File No. MO1806, Assessment No. 185504) (Public hearing held April 3; laid over from May 22)

Yang Xiong (936 Lawson) said he received the invoice for \$5500 just after his son died, and he had used his savings to pay for his son's funeral. He said the invoice was confusing and misleading, and not fair since everyone shared the street. He said he guessed Council members had deep pockets, but someone on a budget wouldn't be able to pay this bill.

Councilmember Busuri moved to close the public hearing and lay the matter over to April 10.

Public hearing held and closed; laid over to April 10 at 3:30 p.m.

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 71** [RES PH 19-43](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Wilson Avenue. (File No. MO1809, Assessment No. 185508)

No one was present to testify. Councilmember Prince moved to close the public hearing and approve the resolution.

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

72 [RES PH 19-45](#) Ratifying the assessment for the 2018 Street Maintenance Service Program-Mill and Overlay: Third Street. (File No. MO1811, Assessment No. 185507)

No one was present to testify. Councilmember Prince moved to close the public hearing and approve the resolution.

Adopted

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

73 [Ord 19-19](#)

Amending sections of the Legislative Code pertaining to the Ford Districts (Leg. Code §§ 66.912 - F1 Residential District, 66.917 - F6 Gateway District, 66.921 - District Use Table, 66.931 District Dimensional Standards Table, 66.942 - District Vehicle Parking Standards, 66.943 - District Bicycle Parking Standards), and amending the City's Zoning Map (Leg. Code § 60.303) to adjust zoning district boundaries to follow realigned streets.

Menaka Mohan, Planning and Economic Development, gave a staff report on the proposed amendments to the Ford Site Master Plan. She reviewed the process, compared the original plan to the amendments, summarized the public comments, which were overwhelmingly supportive of the Ryan amendments but included concerns about parking, single-family homes and a decrease in commercial development. She said the Planning Commission initially recommended approval of 68% of Ryan's amendments, and, after revisions and consideration of public testimony, approved 89% of the amendments. She reviewed each of the proposed amendments, including zoning changes, changes to building standards, parking requirement adjustments, roadway adjustments, stormwater requirement adjustments, park and open space adjustments. She noted the Planning Commission's responses to Ryan's requests, and reviewed staff-initiated changes. She summarized that the amendments before the Council represented months of work by staff, Ryan Companies, the Planning Commission, and the community, to consider how the proposed amendments compared to the key development principles of the plan. She said the amendments still provided a mix of uses and met the intent of the Master Plan. She said Ryan was proposing a mix of housing, with around 3800 units, which was close to the maximum of 4000, and was not proposing any changes to the 20% affordable housing requirements. She said the amendments showed a commitment to the central stormwater feature, and provided for high-quality bike and pedestrian routes and preserved the option for high-quality transit on Cretin Avenue. She said Ryan had not proposed a reduction of parkland on the site. She said it was always expected there would be changes to the plan when a master developer was selected.

In opposition:

Rob Wales (1727 Race Street), Sustain Ward 3, said they believed there were specific additions to the amendments that jeopardized the vision of the Ford Site Plan, and believed there were reasonable modifications that could be made to the changes. He referred to an email sent which detailed the changes, and said including those changes would make a drastic difference equity on the site. He said they the proposed single-family housing, reduction in heights, and removal of minimums on commercial space would create a wealth zone on the west side and isolate that from the rest of the site. He said they also believed increasing the parking on the site would encourage driving to the site, and removing Saunders on the eastern access would create a barrier to pedestrian, cycling, and emergency vehicles.

Margaret Cherne-Hendrick, Fresh Energy, said the Ford Site was an opportunity to model sustainability and forward-thinking climate resiliency, and she urged the Council to take advantage of the opportunity and be bold in their decision-making. She said doubling the investment in parking infrastructure for single-occupancy vehicles ran the risk of increasing traffic congestion and tail-pipe emissions across the site. She urged the Council to advance a truly bikable and walkable community that proposed electrified car-sharing and mass transit.

Sean Bennett (1990 Marshall Avenue) said the proposed amendments didn't seem to

live out the visions of the 2040 plan.

James Phillips (915 Tuscarora Avenue) said the space along the river was too small for single-family housing, and the higher the density, the better, and the more people that could enjoy the view of the river.

Elizabeth Wefel (444 Warwick Street) said when we have 10,000 homeless people in the Twin Cities, downgrading housing along the Mississippi River Boulevard was immoral, and the City needed to step away from a plan that created a wealth zone.

Bill Lindeke (148 George Street), Planning Commission member, referred to his written comments and said the Planning Commission put a lot of work into consideration of these amendments, and he encouraged the Council to respect that work, and go with the Planning Commission recommendations.

Tyler Blackman (1034 Cleveland Avenue S.) said he was disappointed in the parking and retail changes. He said he was also present on behalf of the Human Rights and Equal Economic Opportunity (HREEO) Commission, which was very concerned about the amendments with the inclusion of single-family housing along Mississippi River Boulevard, and the economic and racial segregation that would cause. He referred to the letter from the HREEO Commission.

Diana Tastad-Damer (580 Brimhall Street) said she and her wife chose St. Paul over the suburbs because of the walkability, and her concern with the amendments was single-family housing along the western edge. She said the City was at a point where they could make bold aggressive moves to help working families, and creating a wealth bubble did not help working families and all St. Paul residents.

Mike Lindsey (1810 Ford Parkway) said St. Paul was changing in ways that meant citizens had to work on their challenges and come up with creative, future-focused solutions. He said the amendments proposed by Ryan pointed towards the past rather than future. He cited data supporting the need for more multi-family housing, and he asked the Council to be cognizant of that need.

Sam Wils (946 Cleveland Avenue) said the City originally created a plan with high-value uses for the entire site. He said the new plan had more parking, less commercial and retail space, and less mixed use, which would mean less tax revenue to the city. He said the reduction in jobs and businesses would make building high-value transit more difficult, and made the redirection of all south- and east-bound traffic to Montreal Avenue at Cleveland especially disappointing. He said Ryan's proposal would be acceptable in the suburbs, but this was a high-value site and it was unacceptable to have density this low.

Amanda Willis (1727 Race Street) urged the Council to vote "no" on the amendments, and said now was the time to get this right. She said creating a wealth zone on the western side, limiting access to the eastern side, and pushing for more parking were not equitable.

Luke Hanson (1880 Grand Avenue) asked that the Council consider equity in all of the decisions, and said this was an opportunity to make sure the City worked for everyone.

Tom Basgen (659 Wilder Street) said two years before they had spent the better part of a year in Ward 3 shouting at each other to get a master plan that was a statement of shared values, and it seemed wild to him that in the last couple of months they'd

rolled right over for a millionaire district and double the parking.

In support:

Tony Barranco, Senior Vice President of Development for Ryan Companies, said they re-engaged with stakeholders and considered the realities of what the market could support. He said the Plan was always intended to be a road-map, and they had embraced it in the areas of open space, affordable housing, and sustainability. He said they were proud that after months of work with staff, there was just one item on which they were disconnected with staff on one item - the ratio of parking within the district. He said the items in the resolution were those they needed to have to make the project successful, but that didn't mean they were going to stop listening. He said they would ultimately be judged on the success of the development and not on the Plan, and they needed to move forward.

Frank Jossi (1810 Hartford Avenue), Highland District Council, said they had heard over and over again that including single-family homes made sense to many residents. He said the T3 and the reduction in height still allowed for townhomes, and the neighborhood desperately needed life-cycle housing. He said Ryan had been communicative and had helped many in the neighborhood to embrace the plan, and he felt the amendments were reasonable.

B Kyle, St. Paul Area Chamber (150 Robert Street N., #150) spoke in support of Ryan's plans.

Paul Williams (1706 Hillcrest Avenue), Project for Pride in Living (PPL), spoke about the bold affordable housing plan.

Scott Andresen (1737 Bayard Avenue S.), Board of Directors of Highland Little League, spoke about the importance of preserving the Highland Little League Ball park as part of maintaining a neighborhood feel. He said Ryan had listened to them and committed to preserving two of the fields and a public park available for anyone to use. He said the Council had a unique opportunity to have a local developer.

Kevin Gallatin (1822 Highland Parkway) said he'd been involved in community engagement on this issue since 2014, and echoed the previous points made about the desire for purchasable property on the site. He said ultimately it was important that they were getting 95% of the maximum housing on the site, which was needed. He highlighted the outstanding partnership with Ryan, and said the important equity and transit goals were being met.

Linda Hoaglund (1982 Worcester Avenue) said she initially felt it would be best for the Ford site to become a commercial site because of the contamination, but since the site had been cleaned she hoped the plan as amended by Ryan would go forward.

Jim Ginther (1019 Colby) said he was in favor of all of the Ryan amendments.

Jim Winterer (1032 Bowdoin Street) spoke about the importance of integrating the Ford site with the surrounding community.

Councilmember Thao moved to close the public hearing. Yeas - 5 Nays - 0

Councilmember Thao thanked everyone for their testimony, especially those who came to share their concerns. He said he didn't disagree with the concerns, but the Council was in the unique position of being able to listen to both sides. He said Ryan

Companies had done a good job with two projects in Ward 1, and he trusted they were in this for the long haul and would honor their commitments. He said the city had a housing shortage and a need for tax revenue, and a need for this project to get started. He said he felt this was the right compromise and hoped Ryan would continue to work to address the concerns. He said he would will vote in favor.

Councilmember Jalali Nelson thanked everyone no matter which side they came to share. She said the lengthy discussion (earlier in the public hearing) about paying for road maintenance illuminated the challenges of a community organized around cars as the main form of transportation and funding the needs of a growing and changing community. She said she voted against the amendments because she didn't feel it was accurate to describe the inclusion of additional housing along the river as single family homes, but rather they would be mansions or some of the most high-wealth single-family homes. She said what the Council did have before them vote on was in the shape it was because of advocates like Sustain Ward 3 and younger residents who hoped to be able to make a life there. She said they were also the community.

Councilmember Prince said she had voted against the Ford Master Plan in 2017 because the community was so intensely divided. She said she was grateful to the Ryan Companies for the community engagement work in getting broad support from the community that was so divided. She said she appreciated the passion, and noted Mr. Basgen's statement that the original plan was a statement of our shared values. She said she didn't feel the original plan was necessarily a statement of shared values, and what Ryan did in their community engagement was to create an atmosphere of being able to talk about the future of the site that allowed opponents to believe in it. She reminded those present that PED staff discouraged the Council from going down to 30% AMI because they believed saddling a developer with that was never going to fly. She said the Council voted for that bold amendment from Councilmember Thao, and Ryan came as a local developer and said they would meet that goal and not argue about it. She said it was incredible for a market-rate developer to build 30% AMI affordable housing in the strongest real estate market in the city, west of Snelling. She said this was well within the density goals of the Master Plan, and to suggest that it was anything other than a statement of shared values was a mistake.

Councilmember Busuri said he wanted to echo what Councilmember Prince had said. He said Ryan had provided a record of community input, and had incorporated much of the input into their plan. He said they were very close to meeting the sustainability and density goals. He thanked Ryan for their bold action and for including organizations like PPL to increase equity and the value of the neighborhood.

Councilmember Tolbert thanked everyone for their testimony; he said the vote would take place the following week. He reviewed the process starting with the rezoning and development of the Master Plan two years before, and said he had intentionally referred to that plan as a framework and vision. He said Ryan had suggested a fair number of amendments; staff, the Planning Commission, and Council pushed back on some, and the remaining changes were reasonable and made sense. He said Ryan delivered on the plan and the vision in the big picture sense, and he appreciated the collaboration Ryan had with staff, the Council, and with the neighborhood. He said the goal was to successfully redevelop the site into the vision set out two years ago after a decade of work, and he believed Ryan would deliver on that vision.

Councilmember Thao said it was important that the Council pass this to set a precedent for market-rate developers meeting affordable housing goals.

Public hearing held and closed; laid over to April 10 for final adoption

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

- 74** [RES PH 19-73](#) Amending the Ford Site Zoning and Public Realm Master Plan for use with the Ford zoning districts for the Ford site redevelopment area.

(See minutes for Item 73.)

No one was present to testify. Councilmember Thao moved to close the public hearing and lay the matter over to April 17.

Public hearing held and closed; laid over to April 10 at 3:30 p.m.

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

ADJOURNMENT

Councilmember Thao moved adjournment.

Meeting adjourned at 8:09 p.m.

Yea: 5 - Councilmember Thao, Councilmember Tolbert, Councilmember Prince, Councilmember Jalali Nelson and Councilmember Busuri

Nay: 0

Absent: 2 - Councilmember Brendmoen and Councilmember Noecker

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