



City of Saint Paul

Meeting Agenda

City Council

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

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

Wednesday, June 18, 2025

3:30 PM

Council Chambers - 3rd Floor

Public Hearing on creating the 1624/1626 White Bear Avenue North Commercial Development District at 10:00 AM at 1965 Hoyt Avenue East in the Hayden Heights Recreation Center gymnasium
Regular Council Meeting at 3:30 PM in Council Chambers

ROLL CALL

Public Hearing (The public hearing on this item will take place at 10:00 a.m. at the Hayden Heights Recreation Center gymnasium, 1965 Hoyt Avenue East)

- 1 [Ord 25-36](#) Amending the Appendix to Chapter 409 of the Legislative Code pursuant to Section 17.07.1 of the Charter, and Section 409.20 of the Legislative Code to create an additional Commercial Development District at 1624/1626 White Bear Avenue North.

Sponsors: Yang

Attachments: [Exhibit #1](#)

[Exhibit #2](#)

[Exhibit #3](#)

[Exhibit #4](#)

[Exhibit #5](#)

[Exhibit #6](#)

[Exhibit #7](#)

[1624-1626 White Bear Ave N CDD - Staff Report](#)

[Alberto Bertomeu public comment](#)

[John Purdy public comment](#)

RECESS (The Council will recess, and reconvene at 3:30 p.m. in Council Chambers.)

ROLL CALL

COMMUNICATIONS & RECEIVE/FILE

- 2 [AO 25-31](#) Amending the 2025 Neighborhood STAR Program budget by \$165,000 for project management of Neighborhood STAR projects.

 Attachments: [2025 YR STAR Financial Analysis 25-30](#)
- 3 [AO 25-32](#) Amending the 2025 Cultural STAR Program budget in the amount of \$50,000.00 for project management of Cultural STAR projects.

 Attachments: [2025 CSTAR Budget Amendment AO 25-32](#)
- 4 [AO 25-35](#) Amending the 2025 financing and spending budget in Public Works Sewers Utility Fund Sewer Capital Maintenance accounting unit to move \$6,000,000 of infrastructure spending to contribution to fund equity financing to better align spending and financing budgets.

 Attachments: [Financial Analysis AO 25-35](#)

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.

- 5 [RES 25-818](#) Authorizing the pursuit of grant funding through the MNDOT Local Partnership Program for the implementation of two 2027 Capital City Bikeway Projects.

 Sponsors: Noecker

 Attachments: [MnDOT LPP Application Corridors.pdf](#)
- 6 [RES 25-894](#) Approving the City's cost of providing Collection of Vacant Building Registration fees billed during September 16, 2024 to January 22, 2025, and setting date of Legislative Hearing for July 15, 2025 and City Council public hearing for August 20, 2025 to consider and levy the assessments against individual properties. (File No. VB2511, Assessment No. 258819)

 Sponsors: Noecker

 Attachments: [Report of Completion VB2511.258819](#)
 [Assessment Roll VB2511.258819](#)
- 7 [RES 25-895](#) Approving the City's cost of providing Securing and/or Emergency Boarding services during February 2025, and setting date of Legislative Hearing for July 15, 2025 and City Council public hearing for August 20, 2025 to consider and levy the assessments against individual properties. (File No. J2511B, Assessment No. 258111)

 Sponsors: Noecker

 Attachments: [Report of Completion J2511B.258111](#)
 [Assessment Roll J2511B.258111](#)
- 8 [RES 25-896](#) Approving the City's cost of providing Demolition services from December 2024 to January 2025 (C.D.B.G. Funds), and setting date of Legislative Hearing for July 15, 2025 and City Council public hearing for August 20, 2025 to consider

and levy the assessments against individual properties. (File No. J2506C, Assessment No. 252006)

Sponsors: Noecker

Attachments: [Report of Completion J2506C.252006](#)
[Assessment Roll J2506C.252006](#)

- 9 [RES 25-897](#) Approving the City's cost of providing Demolition services from March to April 2025 and setting date of Legislative Hearing for July 15, 2025 and City Council public hearing for August 20, 2025 to consider and levy the assessments against individual properties. (File No. J2507C, Assessment No. 252007)

Sponsors: Noecker

Attachments: [Report of Completion J2507C.252007](#)
[Assessment Roll J2507C.252007](#)

- 10 [RES 25-917](#) Authorizing the Fire Department to accept the donation of teddy bears valued at \$142.00 from Gregg and Jeralyn Radecki.

Sponsors: Noecker

- 11 [RES 25-918](#) Approving the application for change of ownership to the Liquor Off Sale and Tobacco Shop license now held by CJL Inc d/b/a Park Liquors (License ID #20250000672) for the premises located at 140 Snelling Ave N.

Sponsors: Bowie

Attachments: [Class N License Application](#)
[License Application Notification](#)

- 12 [RES 25-919](#) Adopting the 2024 Stormwater Permit Annual Report.

Sponsors: Noecker

Attachments: [2024 Stormwater Permit Annual Report.pdf](#)

- 13 [RES 25-929](#) Approving and authorizing the execution of a Pledge Agreement and taking other actions in connection with the issuance by the Housing and Redevelopment Authority of Parking Enterprise Revenue Refunding Bonds, Series 2025A and Taxable Parking Enterprise Revenue Refunding Bonds, Series 2025B.

Sponsors: Noecker

- 14 [RES 25-933](#) Memorializing a City Council decision to grant the appeal of Ruben A Benegas on behalf of Benegas Properties, LLC, from a Board of Zoning Appeals decision to deny the applicants request for variances at 1963 Grand Ave related to a multiunit development in an RM2 zoning district.

Sponsors: Privratsky

Attachments: [§ 15.99 Extension Letter for 1963 Grand Avenue 12.2.2024](#)
[Ann Mabbott public comment](#)
[Anne Marie Campbell public comment](#)
[Appeal Application and Supporting Documents](#)
[Appellant Council Presentation](#)
[Applicant Presentation to BZA](#)
[Board of Zoning Appeals Public Hearing Notice \(1\)](#)
[Board of Zoning Appeals Public Hearing Notice Mailing Map List \(1\)](#)
[Board of Zoning Appeals Resolution \(3\)](#)
[Bob Wiswell public comment](#)
[BZA General and Hearing Minutes_10282024](#)
[Cathy Plessner public comment](#)
[Chelda Kondo public comment](#)
[City Council Public Hearing Notice \(1\)](#)
[City Council Public Hearing Notice Mailing Map List \(1\)](#)
[Comment Macalester-Groveland Community Council - District 14](#)
[Comments - Combined BZA Public Comment](#)
[Nanette Echols public comment](#)
[Staff Report \(6\)](#)
[Terry Fisher public comment](#)
[Tricia Netland Wencel public comment](#)
[Zoning Variance Application \(1\)](#)
[Emily Campbell public comment](#)
[Kami Blackwell Kinney public comment](#)
[Kimberly Witt public comment](#)
[Mary Beth Starns public comment](#)

- 15 [RES 25-939](#) Authorizing the Department of Parks and Recreation to accept a donation in the amount of \$300 from the Hamline Husky Pack PTA, with no required match by the City.

Sponsors: Privratsky

- 16 [RES 25-857](#) Approving the Maintenance Labor Agreement (May 1, 2025 - April 30, 2028) between the City of Saint Paul and the Operative Plasterers and Cement Masons International Association, Local 633.

Sponsors: Noecker

Attachments: [Cement Masons 2025 - 2028 Labor Agreement](#)
[Cement Masons 2025 - 2028 SUMMARY AGREEMENT SHEET](#)

FOR DISCUSSION

- 17 [RES 25-959](#) Honoring and recognizing the national holiday Juneteenth 2025 as an annual

celebration of Black Liberation in the City of Saint Paul.

Sponsors:

Johnson, Bowie, Kim, Privratsky, Yang and Noecker

18 [RES 25-941](#)

Approving adverse action against the Tobacco Shop & Liquor Off Sale license held by 7 White Bears Liquor Llc d/b/a 7 White Bears Liquor, (License ID #20170000483) for the premises located at 1785 7th Street East. (Licensee will speak to Council on his own behalf).

Sponsors:

Yang

Attachments:

[Exhibit #1](#)

[Exhibit #2](#)

[Exhibit #3](#)

SUSPENSION ITEM

ORDINANCES

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

First Reading

[Ord 25-37](#)

Authorizing Public Works to collect fees from RDUs for garbage services to support the costs of operations and disposal and setting the 2025 late fee for delinquent garbage bills.

Sponsors:

Noecker

PUBLIC HEARINGS

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

19 [RES PH 25-121](#)

Approving the host issuance by the City of Eyota of one or more series of conduit revenue bonds, approving a Bond Compliance and Fee Agreement, and authorizing the execution of documents relating thereto, all for the 180 Degrees, Inc. Project located at 1281, 1291, and 1301 7th Street East (District 2, Ward 6).

Sponsors:

Yang

Attachments:

[Public Hearing Affidavit](#)

20 [RES PH 25-128](#)

Amending the financing and spending plans in the Police Department in the amount of \$129,000 for a contribution received from the Minnesota Department of Public Safety, State Fire Marshal Office (SFM) to pay for approved bomb disposal tools/equipment from SFM.

Sponsors:

Noecker

Attachments:

[St Paul Bomb Squad Explosives Equipment-Tools Reimbursement Award Letter](#)
[RES PH 25-128 MN Department of Public Safety - Fire Marshal ODU Donation](#)

21 [RES PH 25-91](#)

Accepting a \$25,000 donation from Craig Leipold and Helen Johnson-Leipold to

support CollegeBound Saint Paul and amending the 2025 budget for the Office of Financial Empowerment.

Sponsors: Noecker

Attachments: [RES PH 25-91 Financial Analysis](#)

- 22** [RES PH 25-116](#) Approving the application of Great River Passage Conservancy for the Music on the Mississippi event sound level variance in order to present amplified sound on June 21, 2025 at 226 Spring St - Upper Landing Park.

Sponsors: Noecker

Attachments: [Application](#)
 [ENS](#)
 [Map](#)
 [Notice to Owners](#)
 [Owners List](#)
 [Letter to Applicant](#)

- 23** [RES PH 25-117](#) Approving the application of Minny Festivals, LLC for a sound level variance in order to present amplified sound on July 18-20, 2025 at Harriet Island Regional Park - 49 Harriet Island Rd.

Sponsors: Noecker

Attachments: [Application](#)
 [ENS](#)
 [Map](#)
 [Notice to Owner](#)
 [Owner's list](#)
 [Letter to Applicant](#)

- 24** [RES PH 25-118](#) Approving the application of Evie Mouacheupao for a sound level variance in order to present amplified sound on June 28, 2025, and June 29, 2025 at 353 University Avenue, 394 University Avenue and on the corner of Western Ave N and Sherburne Ave.

Sponsors: Bowie

Attachments: [Application](#)
 [ENS](#)
 [Map](#)
 [Notice to Owner](#)
 [Owners List](#)
 [Letter to Applicant](#)

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.

- 25** [RLH TA
25-231](#) Ratifying the Appealed Special Tax Assessment for property at 899 BURR STREET. (File No. VB2509, Assessment No. 258808)
- Sponsors:** Kim
- Attachments:** [899 Burr St.VB Reg Notice 9-11-24.pdf](#)
 [899 Burr St.VB Warning Ltr 12-2-24.pdf](#)
 [899 Burr St.Zimny email.5-12-25](#)
 [899 Burr St.Zimny email.5-23-25](#)
- 26** [RLH VBR
25-26](#) Appeal of Brett Johnson, tenant, to a Vacant Building Registration Requirement at 1514 CARROLL AVENUE.
- Sponsors:** Bowie
- Attachments:** [1514 Carroll Ave.appeal 5-27-25](#)
 [1514 Carroll Ave.Photos 4-4-25.pdf](#)
 [1514 Carroll Ave.Photo 7-8-24.pdf](#)
 [1514 Carroll Ave.Form 4 7-3-25pdf.pdf](#)
 [1514 Carroll Ave.Johnson Torfin Ltr.6-6-25](#)
 [1514 Carroll Ave.Johnson Torfin Ltr.6-12-25](#)
- 27** [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
- Attachments:** [1470 Dale St.Mykerezi contested email 5-5-25.pdf](#)
 [1470 Dale St N - Dangerous Tree Letter 10.25.2024](#)
 [1470 Dale St N - Dangerous Tree Photo 12.12.2024](#)
 [1470 Dale St N - Abatement Cost](#)
 [1470 Dale St N - BJH Invoice 02.25.2025](#)
- 28** [RLH RSA 25-3](#) Appeal of Tenant, Abigail Moe to a Rent Stabilization Determination at 195 DUNLAP ST. SOUTH APT. 6.
- Sponsors:** Noecker
- Attachments:** [195 Dunlap St South Apt. 6 Appeal 4-25-25](#)
 [195 Dunlap St South Apt. 6 Request Increase Form](#)
 [195 Dunlap St. South Apt. 6 MNOI](#)
 [195 Dunlap St South Apt. 6 Address & Units Affected Form](#)
 [195 Dunlap St. South Apt. 6 Letter 5-1-25](#)
 [195 Dunlap St. South Apt. 6 Patty Jansen Mid Continent Management 5-1-25](#)
 [SC Determination Letter - 195 Dunlap St. South Apt. 6](#)
 [195 Dunlap St. South, Units 6 Email exchange from Janie Vang and Angie Fren](#)
 [195 Dunlap St South Apt. 23 DSI-Staff Report 5-22-25.pdf](#)
 [195 Dunlap St South Apt. 6- Denial Ltr MM- Abigail Moe](#)

- 29** [RLH RSA 25-4](#) Appeal of Tenant, Mary Freitag, to a Rent Stabilization Determination at 195 DUNLAP ST. SOUTH APT 23.
- Sponsors:** Noecker
- Attachments:** [195 Dunlap St South Apt. 23 Appeal 4-25-25](#)
 [195 Dunlap St South Apt. 23 Request Increase Form](#)
 [195 Dunlap St. South Apt. 23 MNOI](#)
 [195 Dunlap St South Apt. 23 Address & Units Affected Form](#)
 [195 Dunlap St. South Apt. 23 Letter 5-1-25](#)
 [195 Dunlap St. South Apt. 23 Patty Jansen Mid Continent Management 5-1-25](#)
 [195 Dunlap St. South, Units 23 Email exchange from Janie Vang and Angie Fre](#)
 [SC Determination Letter - 195 Dunlap St. South Apt. 23](#)
 [195 Dunlap St South Apt. 23- Denial Ltr MM EDIT- Mary Freitag](#)
- 30** [RLH TA](#) Deleting the Appealed Special Tax Assessment for property at 1218 EDMUND
 [25-230](#) AVENUE. (File No. J2509B, Assessment No. 258108)
- Sponsors:** Privratsky
- Attachments:** [1218 Edmund Ave.Emergency Boarding 12-31-24.pdf](#)
 [1218 Edmund Ave.RestPro Invoice 12-27-24.pdf](#)
 [1218 Edmund Ave.Police Reports 12-26-24.pdf](#)
- 31** [RLH TA](#) Ratifying the Appealed Special Tax Assessment for property at 588 FOREST
 [25-247](#) STREET. (File No. 2503T1, Assessment No. 259007)
- Sponsors:** Johnson
- Attachments:** [588 Forest St - Dangerous Tree Letter 7-14-24](#)
 [588 Forest St - Dangerous Tree Photo 09-30-24](#)
 [588 Forest St - Cost Abatement Form](#)
 [588 Forest St - Hugo Invoice 12-20-24](#)
 [588 Forest St.Aerial Map.pdf](#)
- 32** [RLH TA](#) Deleting the Appealed Special Tax Assessment for property at 2285 HAMPDEN
 [25-236](#) AVENUE. (File No. VB2509, Assessment No. 258808)
- Sponsors:** Privratsky
- Attachments:** [2285 Hampden Ave.VBR.10-1-24](#)
 [2285 Hampden Ave.VBwarning.10-31-24](#)
- 33** [RLH TA](#) Ratifying the Appealed Special Tax Assessment for property at 995
 [25-242](#) MINNEHAHA AVENUE WEST. (File No. VB2509, Assessment No. 258808)
- Sponsors:** Bowie
- Attachments:** [995 Minnehaha Ave W.Reg Notice 08-28-24.pdf](#)
 [995 Minnehaha Ave W.Warning Ltr 12-27-24.pdf](#)
 [995 Minnehaha Ave W.Zimny email.6-12-25](#)

- 34** [RLH TA 25-221](#) Ratifying the Appealed Special Tax Assessment for property at 1453 PAYNE AVENUE. (File No. VB2509, Assessment No. 258808)
- Sponsors:** Kim
- Attachments:** [1453 Payne Ave.VB Reg Notice 11-4-24.pdf](#)
 [1453 Payne Ave.Warning Notice 12-4-24.pdf](#)
 [1453 Payne Avenue. Zimny email.5-23-25](#)
- 35** [RLH TA 25-232](#) Ratifying the Appealed Special Tax Assessment for property at 1980 STANFORD AVENUE. (File No. VB2509, Assessment No. 258808)
- Sponsors:** Jost
- Attachments:** [1980 Stanford Ave.Reg Notice 8-9-24.pdf](#)
 [1980 Stanford Ave.Warning Ltr 12-9-24.pdf](#)
 [1980 Stanford Ave.Condemnation 8-6-24.pdf](#)
 [1980 Stanford Ave.Fire Photos 8-6-24.pdf](#)
 [1980 Stanford Ave.Vmail from Owner 6-16-25](#)
- 36** [RLH RR 25-16](#) Ordering the rehabilitation or razing and removal of the structures at 692 SIXTH STREET EAST within five (5) days after the June 18, 2025, City Council Public Hearing.
- Sponsors:** Johnson
- Attachments:** [692 6th St E.OTA 2-10-25](#)
 [692 6th St E.PH 4-11-25](#)
 [692 6th St E.Condemnation Letter 2-4-19](#)
 [692 6th St E.Exp Code Compliance 6-5-23](#)
 692 6th St E.Fire Incident Report 6-4-21
 692 6th St E.Fire Investigation Report 6-4-21
 [692 6th St E.Photos 2-21-19](#)
 [692 6th St E.Fire Photos 6-4-21](#)
 [692 6th St E.Photos 2-10-25](#)
 [692 6th St E.Photos 2-11-25](#)
 [692 6th St E.Photo 4-11-25](#)
 [692 6th St E.L&S 4-15-25](#)
 [692 6th St E.SHPO Response 2-28-25.pdf](#)
 [692 6th St E.Summary.docx](#)
 [692 6th St E.LS 4-15-25.pdf](#)
 [692 6th St E.Amiri Ciccarelli R-R Ltr.5-16-25](#)
 [692 6th St E.Amiri Ciccarelli R-R Ltr.6-12-25](#)
- 37** [RLH AR 25-44](#) Ratifying the assessment for Collection of Vacant Building Registration fees billed during February 20 to November 19, 2024. (File No. VB2509, Assessment No. 258808)

Sponsors: Noecker

Attachments: [Notice Assessment Roll VB2509.258808](#)

- 38** [RLH AR 25-45](#) Ratifying the assessment for Securing and/or Emergency Boarding services during December 2024. (File No. J2509B, Assessment No. 258108)

Sponsors: Noecker

Attachments: [Notice Assessment Roll J2509B.258108](#)

- 39** [RLH AR 25-46](#) Ratifying the assessment for Collection of Fire Certificate of Occupancy fees billed during December 18 to January 21, 2025. (File No. CRT2508, Assessment No. 258207)

Sponsors: Noecker

Attachments: [Notice Assessment Roll CRT2508.258207](#)

- 40** [RLH AR 25-47](#) Ratifying the assessment for Excessive Use of Inspection or Abatement services billed during October 22 to November 21, 2024. (File No. J2509E, Assessment No. 258308)

Sponsors: Noecker

Attachments: [Notice Assessment Roll J2509E.258308](#)

- 41** [RLH AR 25-48](#) Ratifying the assessment for Removal of Diseased and/or Dangerous Tree(s) service during December to February 2025. (File No. 2504T, Assessment No. 259004)

Sponsors: Noecker

Attachments: [Notice Assessment Roll 2504T.259004](#)

ADJOURNMENT

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

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

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

Council Meeting Information

The City Council is paperless which saves the environment and reduces expenses. The agendas and Council files are all available on the Web (see below). Council members use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since most agendas, including the documents attached to files, are over 1000 pages when printed.

Web

Meetings are available on the Council's website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription. Visit www.stpaul.gov/council for meeting videos and updated copies of the agendas, minutes, and supporting documents.

Cable

Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.