



City Hall and Court House
15 West Kellogg Boulevard

City of Saint Paul

Council Chambers - 3rd
Floor
651-266-8560

City Council Meeting Minutes - Final

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

Wednesday, January 23, 2019

3:30 PM

Council Chambers - 3rd Floor

ROLL CALL

The meeting was called to order by Council President Brendmoen at 3:32 p.m.

Councilmember Thao excused

Present 5 - Councilmember Amy Brendmoen, Councilmember Chris Tolbert,
Councilmember Rebecca Noecker, Councilmember Jane L. Prince and
Councilmember Mitra Jalali Nelson
Absent 1 - Councilmember Dai Thao

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 1 - 14)

Item 13 was removed from the Consent Agenda for separate consideration.

Councilmember Prince moved approval of the Consent Agenda as amended.

Consent Agenda adopted as amended

Yea: 5 - Councilmember Brendmoen, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince and Councilmember Jalali Nelson

Nay: 0

Absent: 1 - Councilmember Thao

1 Min 19-4 Approving the minutes of the December 5, 12, and 19, 2018 City Council meetings.

Adopted

- 2 **Min 19-3** Approving the minutes of the January 2 and 9, 2019 City Council meetings.
 Adopted
- 3 **RES 19-149** Celebrating the Saint Paul District Councils' 2018 Neighborhood Honor Roll Volunteer Awards Night on Friday, January 25, 2019.
 Adopted
- 4 **RES 19-124** Approving the release of an access easement within the property at 135 Colorado Street East.
 Adopted
- 5 **RES 19-111** Authorizing the Fire Department to accept the donation of \$500 from Saint Patrick's Association.
 Adopted
- 6 **RES 19-103** Establishing the rate of pay for the new classification of Water Distribution Field Supervisor in Grade 044 of EG 10, M&M Supervisors.
 Adopted
- 7 **RES 19-121** Establishing the rate of pay for the new classification of Communication Equipment Technician in Grade 037 of EG 02, AFSCME Technical.
 Laid over to February 6 for adoption
- 8 **RES 19-126** Approving the revised Wage and Benefit Policy for Non-Represented Management and Legislative Personnel.
 Laid over to February 6 for adoption
- 9 **RES 19-157** Accepting the gift of airfare, transportation, and food expenses from the Heartland Alliance and Mott Foundation for Ikram Koliso, Policy Associate, to attend the Upper Midwest College Savings Account (CSA) Consortium.
 Adopted
- 10 **RES 19-143** Approving the Mayor's appointments of David Cheesebrow, Meaghan Gesino, Chuck Lentz, Susan Maki, Dawn Selle, and Suzanne Yeager to two-year terms on the Advisory Committee on Aging.
 Adopted
- 11 **RES 19-57** Approving the use or non-use of a Project Labor Agreement (PLA) on Department of Parks and Recreation construction projects for the first half of 2019.
 Adopted

12 RES 19-144 Authorizing the Department of Planning and Economic Development to submit a Redevelopment Grant application to the Minnesota Department of Employment and Economic Development for the North West University Dale project.

Adopted

14 RES 19-129 Accepting the gift of travel expenses, lodging, and conference costs, not to exceed \$3000, from the Saint Paul and Minnesota Foundations for DSI Director Ricardo Cervantes and Deputy Police Chief Matt Toupal to attend the National Alliance to End Homelessness Conference on Solutions for Individual Homeless Adults to be held February 21 and 22, 2019 in San Diego California.

Adopted

FOR DISCUSSION

13 RES 19-72 Approving the issuance of conduit revenue obligations by the Port Authority for the benefit of Concordia University, St. Paul, or any of its affiliates.

Council President Brendmoen said she believed Councilmember Thao, who was absent, had been briefed on the issue, but she didn't feel she had enough information to vote on the item. She asked if anyone from the Port Authority or Concordia was present to answer questions.

Peter Klein, Vice President of Financing for the Port Authority, came to the podium.

Council President Brendmoen said a few Council members had raised some concerns about the item related to the shift it would cause in a taxable parcel and potential reduction of \$46,000 a year. She asked how a layover would impact the Port's plan to move forward with the conduit bond. Mr. Klein said the project was expected to close before the end of the month, and it would be a hardship to have it laid over. He said a significant portion of the building had taxable tenants, and that portion would continue to pay an additional fee, so the \$46,000 would not totally be lost.

Council President Brendmoen said it was unusual coming from the Port Authority given their staunch advocacy for not converting taxable land, especially so close to the Green Line investment and the interstate highway. She asked it was necessary for the nonprofit entity to own the property, and, she was assuming, the parking area around it, which would also not be taxed. Mr. Klein said the parking depended on whether they were charging fees, and that would remain on the tax rolls. He said the property was in close proximity to Concordia, and they occupied approximately a third of the building now so it made sense for them to own it rather than continuing to lease.

Councilmember Tolbert asked for an overview of what would be happening and why the Port was interested. Mr. Klein said the City asked the Port to get involved. He said the issuance was bank-qualified conduit financing, and the City's bank qualification was used up. He said the previous year the Port had done this for Lyngblomsten. Council President Brendmoen asked whether the Port had expanded Lyngblomsten beyond its boundaries or was it an investment in the existing infrastructure. Mr. Klein said it was the rehabilitation of the structure. Council President Brendmoen said it struck her as very odd that the Port Authority was backing this. Mr. Klein said it was at the request

of the City to utilize the Port's bank qualifications.

Councilmember Noecker said the nonprofit owner could potentially take over more of the building, causing the taxable income to go away. She asked Mr. Klein to describe the assumption underlying his statement that the taxable revenue would be maintained. Mr. Klein said there were existing leases with taxable entities, but he couldn't speak to Concordia's need for additional space in the building.

Councilmember Prince said this was surprising given the Port had been such a strong voice for not converting property from commercial and industrial to other uses, including advising the Council against doing a housing project in an industrial area where it would have been a tax-paying project but just less of a tax-paying project. She said she wasn't sure what the Council should do, but it seemed like a policy issue that she wished had caught her attention earlier.

Council President Brendmoen said she was concerned that if the Council voted it wouldn't pass. She asked Mr. Klein to describe the hardship if there was a layover. Mr. Klein said the questions were unexpected since the City had brought it to them, and they had spoken with the Council member's staff and nothing came up. He said the financing was scheduled to be closed by the end of the month, so the bond holder, the financier, and everybody had the expectation of closing before January 31.

Councilmember Tolbert said he assumed everything pending would be pending approvals by the proper authorities, so if it needed to be rescheduled it could be rescheduled.

Port Authority General Counsel Eric Larson said Mr. Klein had accurately stated the circumstances and the expectations as far as the processes. He said the Council of course had the full power to lay it over, and the parties would have to assess what that meant.

Councilmember Noecker said it made sense given the circumstances to lay the matter over to February 6. She said the conversation brought to mind the studies they'd requested from the Planning Commission of the conversions from taxable to non-taxable properties. She said she knew the department had a significant workload, but she was concerned about death by a thousand cuts as the Council took individual votes to take properties off of the tax rolls even for the best purposes. She said whatever decision was made, it felt disconnected to do this without policy direction.

Council President Brendmoen said the request for that information had been pending for not months but years, and she agreed it would be helpful to move that forward so the Council didn't up having to make decisions on a case by case basis. She said, understanding that it could create some hardship, this was what the process was for.

Councilmember Noecker moved to lay the matter over to February 6.

Laid over to February 6

Yea: 5 - Councilmember Brendmoen, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince and Councilmember Jalali Nelson

Nay: 0

Absent: 1 - Councilmember Thao

- 15 RES 19-164** Appointing Kassim Busuri as the interim Ward 6 City Council member filling the term of Councilmember Dan Bostrom through December 31, 2019.
- Council President Brendmoen noted that Mr. Busuri would be sworn in on February 6 at 9:00 a.m.*
- Councilmember Jalali Nelson moved approval of the resolution.*
- Adopted**
- Yea:** 5 - Councilmember Brendmoen, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince and Councilmember Jalali Nelson
- Nay:** 0
- Absent:** 1 - Councilmember Thao

- 16 RES 19-141** Urging the federal government to end the U.S. embargo of Cuba.
- Councilmember Prince invited supporters of the resolution to the podium. She thanked Council members Noecker and Thao for sponsoring the resolution with her. She read the resolution.*
- Carla Riehle, Minnesota Cuba Committee, introduced Mary Jean Babcock and Marcy Shapiro, also from the Cuba Committee, and Dixie Olmstead from Witness for Peace. Ms. Riehle and Ms. Olmstead made brief comments.*
- Councilmember Prince moved approval of the resolution.*
- Adopted**
- Yea:** 5 - Councilmember Brendmoen, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince and Councilmember Jalali Nelson
- Nay:** 0
- Absent:** 1 - Councilmember Thao

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

- 17 Ord 19-2** Granting the application of James Jarman and Sarah Jarman to rezone the property at 541 Selby Avenue from RM2 Multi-Family Residential to BC Community Business (Converted), and amending Chapter 60 of the Legislative Code pertaining to the zoning map.
- Laid over to February 6 for third reading/public hearing**

- 18 **Ord 19-3** Granting the application of Peggy Dahl to rezone property at 1375 Cleveland Avenue North from RM1 Low-Density Multi-Family Residential to RM2 Medium-Density Multi-Family Residential, and amending Chapter 60 of the Legislative Code pertaining to the zoning map.
Laid over to February 6 for third reading/public hearing

PUBLIC HEARINGS

- 19 **RES PH 19-17** Giving host approval to the issuance of conduit Multifamily Housing Revenue Bonds by the City of Coon Rapids on behalf of CommonBond Communities for the Community Plaza Project at 709 Central Avenue (District 8, Ward 1). (Public hearing continued from January 16)
No one was present to testify. Councilmember Tolbert moved to close the public hearing and approve the resolution.
Adopted
Yea: 5 - Councilmember Brendmoen, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince and Councilmember Jalali Nelson
Nay: 0
Absent: 1 - Councilmember Thao

- 20 **RES PH 19-18** Amending the financing and spending plans in the Police Department grant fund in the amount of \$133,000 for the High Intensity Drug Trafficking Areas Program.
No one was present to testify. Councilmember Noecker moved to close the public hearing and approve the resolution.
Adopted
Yea: 5 - Councilmember Brendmoen, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince and Councilmember Jalali Nelson
Nay: 0
Absent: 1 - Councilmember Thao

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 21 - 25)

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

Legislative Hearing Consent Agenda adopted as amended

Yea: 4 - Councilmember Brendmoen, Councilmember Tolbert, Councilmember Noecker and Councilmember Jalali Nelson

Nay: 0

Absent: 2 - Councilmember Thao and Councilmember Prince

- 21 **RLH VO 18-61** Appeal of Roberto Rodriguez to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 602 BUSH AVENUE.
Adopted
- 22 **RLH VO 19-1** Appeal of Gaynelle Buckland to a Correction Notice - Complaint Inspection (condemned) at 779 CARROLL AVENUE.
Adopted
- 23 **RLH TA 18-636** Ratifying the Appealed Special Tax Assessment for property at 1288 JESSIE STREET. (File No. CRT1902, Assessment No. 198201) (Public hearing continued from January 8, 2019)
Adopted as amended (assessment ratified)
- 24 **RLH RR 18-51** Ordering the rehabilitation or razing and removal of the structures at 667 OHIO STREET within fifteen (15) days after the January 2, 2019, City Council Public Hearing. (Amend to grant 180 days)
Adopted as amended (180 days to remove or repair)
- 25 **RLH RR 18-53** Making finding on the appealed nuisance abatement ordered for 830 UNIVERSITY AVENUE WEST in Council File RLH RR 18-22.
Public hearing continued to February 6

Council members shared news from the wards.

ADJOURNMENT

Meeting adjourned at 4:03 p.m.

Council Meeting Information

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Web

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Cable

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