



# City of Saint Paul

## Meeting Agenda

### City Council

*Council President Rebecca Noecker  
Vice President Hwajeong Kim  
Councilmember Anika Bowie  
Councilmember Molly Coleman  
Councilmember Cheniqua Johnson  
Councilmember Saura Jost  
Councilmember Nelsie Yang*

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

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Wednesday, October 8, 2025

3:30 PM

Council Chambers - 3rd Floor

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### ROLL CALL

### COMMUNICATIONS & RECEIVE/FILE

- 1 [CO 25-39](#) Letter from the Department of Safety and Inspections declaring 810 Maryland Avenue East a nuisance property. (For notification purposes only; public hearings will be scheduled at a later date if necessary.)  
  
Sponsors: Yang  
Attachments: [810 Maryland Ave E.OTA 9-25-25](#)
- 2 [AO 25-54](#) Reallocating Neighborhood STAR Year-Round Program funds designated to Faith City Church via Resolution # 25-846 to one Neighborhood STAR project adopted via Resolution # 24-1460, as per Resolution # 25-1413.  
  
Attachments: [2025 AO 25-54 N YR STAR Financial Analysis.pdf](#)
- 3 [AO 25-57](#) Capital Maintenance completed project and account cleanup.  
  
Attachments: [AO 25-57 Financial Analysis](#)

### 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.

- 4 [RES 25-1486](#) Approving assessment costs and setting date of City Council Public Hearing to ratify the assessment for benefits, costs, and expenses for the Grand/Snelling parking lot operation and maintenance for 2026 (File No. 18746-25, Assessment No. 257202).  
  
Sponsors: Jost  
Attachments: [Report of Completion](#)  
[Assessment Roll](#)
- 5 [RES 25-1522](#) Authorizing the City to enter into the attached amendment between the City and Keystone Community Services, a 501(c)(3) non-profit corporation ("Keystone"),

to their Management Agreement.

Sponsors: Noecker

Attachments: [Keystone at West 7th Agreement First Amendment 2025.07.24](#)

[Res 25-08 - Parks Comm Res for Keystone Amendment - signed](#)

6 [RES 25-1535](#) Approving the request of District Energy St. Paul, Inc. to amend District Cooling rates for fiscal year 2026.

Sponsors: Noecker

Attachments: [DCDH Staff Report FY25 Rate Review](#)

[District Energy - Cooling Services Rate Filing FY26 -9.02.25 \(1\)](#)

7 [RES 25-1536](#) Approving the request of District Energy St. Paul, Inc. to amend District Heating rates for fiscal year 2026.

Sponsors: Noecker

Attachments: [DCDH Staff Report FY25 Rate Review](#)

[District Energy - Heating Services Rate Filing FY26 -9.02.25 \(1\)](#)

8 [RES 25-1539](#) Authorizing the City to enter into a two-year lease agreement with the Minnesota State Agricultural Society for the Saint Paul Police Department's use of interior office and exterior vacant land for its overflow impound lot during the winter months.

Sponsors: Noecker

Attachments: [Impound Lease Agreement 2025-2026](#)

9 [RES 25-1543](#) Approving the Mayor's appointment of Anika Bowie to serve on the League of Minnesota Cities.

Sponsors: Noecker

10 [Min 25-33](#) Approving the minutes of the Saint Paul City Council meetings of July 9, 16, and 23, 2025.

Sponsors: Noecker

Attachments: [Minutes 7.9.2025](#)

[Minutes 7.16.2025](#)

[Minutes 7.23.2025](#)

## 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.

## Final Adoption

11 [Ord 25-54](#) Amending Chapter 11 of the Administrative Code to update the responsibilities of the Department of Human Rights and Equal Economic Opportunity.

Sponsors: Noecker

**Attachments:** [HREEO LS ordinances ALL Council PPT](#)  
[Legislation Text - Ord 25-54](#)

**12** [Ord 25-56](#) Amending Chapter 224A of the Legislative Code to clarify record production processes.

**Sponsors:** Noecker

**13** [Ord 25-57](#) Amending Chapter 233 of the Legislative Code to align with State law changes.

**Sponsors:** Noecker

**Attachments:** [Legislation Text - Ord 25-57](#)  
[SEIU Healthcare public comment](#)

### First Reading

**14** [Ord 25-58](#) Considering the application of the Housing and Redevelopment Authority (HRA) to rezone property at 1059 Maryland Avenue (NW Corner of Earl St) from B2 Community Business to T2 Traditional Neighborhood and amending Chapter 60 of the Legislative Code pertaining to the Zoning Map.

**Sponsors:** Yang

**Attachments:** [1059 Maryland Rezoning Planning Commission Resolution](#)  
[Planning Commission Minutes September 19 2025.php](#)  
[1059 Maryland Rezoning Packet](#)  
[Zoning Committee Summary August 28 2025](#)  
[1059 Maryland 60-day Extension Letter](#)  
[1059 East Maryland Avenue Rezoning Payne-Phalen Letter](#)  
[1059 Maryland Ave Rezoning CC Presentation](#)

### PUBLIC HEARINGS

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

**15** [Ord 25-55](#) Amending Chapter 224 of the Legislative Code to align with State law changes.

**Sponsors:** Noecker

**Attachments:** [Legislation Text - Ord 25-55](#)

**16** [RES PH 25-193](#) Adopting the 2026 Operating Plan for the Comprehensive Downtown Improvement Special Service District and imposing a service charge pursuant to Minnesota Statutes Chapter 428A.

**Sponsors:** Noecker

**Attachments:** [Exhibit A - Operating Plan](#)  
[Exhibit B - Assessment Roll](#)  
[R. Schleyer public comment](#)  
[Vicki Cotie public comment 1](#)  
[Vicki Cotie public comment 2](#)

17 [RES PH](#)  
[25-220](#) Approving the application of University of St. Thomas, (UST) Saint Paul Seminary and Saint John Vianney Seminary, for a sound level variance in order to present amplified sound on October 18, 2025 at 2115 Summit Avenue, UST O'Shaughnessy Stadium.

**Sponsors:** Coleman

**Attachments:** [Application](#)  
[ENS Notification](#)  
[Map](#)  
[Property Owner Notification](#)  
[List of Property Owners](#)  
[Letter to Applicant](#)  
[Richard Varco public comment](#)

18 [RES PH](#)  
[25-222](#) Approving the application of Anderson Race Management for a sound level variance in order to present amplified sound on October 12, 2025 at Harriet Island - 49 Harriet Island Rd.

**Sponsors:** Noecker

**Attachments:** [Application](#)  
[ENS Notification](#)  
[Map](#)  
[Property Owner Notification](#)  
[List of Property Owners](#)  
[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.

19 [RLH TA](#)  
[25-392](#) Ratifying the Appealed Special Tax Assessment for property at 586 BURGESS STREET. (File No. VB2513, Assessment No. 25889) (October 7, 2025 Legislative Hearing)

**Sponsors:** Bowie

**Attachments:** [586 Burgess St.email chain 10-2-25.pdf](#)

20 [RLH VO 25-19](#) Appeal of Isaac Garland and Franchesca Vann-Wickstrom to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 705 DAYTON AVENUE. (October 7, 2025 Legislative Hearing)

**Sponsors:** Bowie

**Attachments:** [705 Dayton Ave.appeal.9-25-25.pdf](#)  
[705 Dayton Ave.Photos 4-3-24.pdf](#)  
[705 Dayton Ave.Kedrowski email 9-29-25.pdf](#)  
[705 Dayton Ave.Photos 6-3-24.pdf](#)  
[705 Dayton Ave.Vann-Wickstrom Ltr.10-3-25](#)

**21** [RLH VO 25-12](#) Appeal of Lita Fierro to a Correction Notice-Reinspection Complaint-Condemned at 927 DESOTO STREET.  
**Sponsors:** Kim  
**Attachments:** [927 Desoto St.appeal.5-23-25.pdf](#)  
[927 Desoto St.Corr Notice 12-16-24.pdf](#)  
[927 Desoto St.Corr Notice 3-10-25.pdf](#)  
[927 Desoto St.photos 12-13-24.pdf](#)  
[927 Desoto St W.Fierro Ltr.5-30-25](#)  
[927 Desoto St W.Fierro Ltr Rev.6-2-25](#)  
[927 Desoto St.Recorded Probate Order 7-12-25.pdf](#)  
[927 Desoto St.Fierro Ltr.9-26-25](#)

**22** [RLH SAO 25-55](#) Appeal of Mark Puchala II to a Summary Abatement Order and Vehicle Abatement Order at 2016 FREMONT AVENUE. (Public hearing continued to October 15, 2025)  
**Sponsors:** Johnson  
**Attachments:** [2016 Fremont Ave.appeal.9-16-25.pdf](#)  
[2016 Fremont Ave.photos 9-30-25.pdf](#)  
[2016 Fremont Ave.Puchala Ltr.10-3-25](#)  
[2016 Fremont Ave.Puchala Zimny email chain.10-8-25](#)

**23** [RLH FCO 25-55](#) Appeal of Francis J Hickey to a Fire Certificate of Occupancy Correction Notice at 1407 PROSPERITY AVENUE. (Public hearing continued to November 19, 2025)  
**Sponsors:** Yang  
**Attachments:** [1407 Prosperity Ave.appeal 8-29-25](#)  
[1407 Property Ave.Survey submitted by owner 8-29-25.pdf](#)  
[1407 Property Ave.Photos 8-19-25.pdf](#)  
[1407 Prosperity Ave.Hickey Ltr.9-26-25](#)

**24** [RLH VO 25-18](#) Appeal of Stephen Martin, Tenant, to a Fire Inspection Report at 1771 REANEY AVENUE, APARTMENT 4 (carriage house).  
**Sponsors:** Johnson  
**Attachments:** [1771 Reaney Ave.appeal.9-10-25.pdf](#)  
[1771 Reaney Ave.Photos 9-4-25.pdf](#)  
[1771 Reaney Ave.Martin Ltr.9-26-25](#)

25 [RLH RR 25-19](#) Third Making finding on the appealed substantial abatement ordered for 401 ROSE AVENUE EAST in Council File RLH RR 25-14.

Sponsors: Kim

Attachments: [401 Rose Ave E.RR Notice of PH Ltr.6-5-25.doc](#)  
[401 Rose Ave E.Mitchell Ltr 6-27-25](#)

26 [RLH TA 25-388](#) Ratifying the Appealed Special Tax Assessment for property at 650 SIMS AVENUE (File No. 2507T, Assessment No. 259010) (Refer back to January 20, 2026 Legislative Hearing)

Sponsors: Yang

Attachments: [650 Sims Ave - Dangerous Tree Photo 05.13.25](#)  
[650 Sims Ave - Hugo Invoice 06.20.2025](#)  
[650 Sims Ave- Abatement Cost Form 06.20.2025](#)  
[650 Sims Ave.Zimny email.9-29-25](#)

27 [RLH TA 25-282](#) Ratifying the Appealed Special Tax Assessment for property at 1240 VIRGINIA STREET. (File No. J2522R, Assessment No. 258555) (Reduce and to continue public hearing to October 8, 2025)

Sponsors: Kim

Attachments: [1240 Virginia St.SA Ltr & Photo 3-4-25.pdf](#)  
[1240 Virginia St.Photos 3-4-25.pdf](#)  
[1240 Virginia St.Photo- Recheck 3-11-25.pdf](#)

28 [RLH TA 25-387](#) Ratifying the Appealed Special Tax Assessment for property at 115 WINONA STREET EAST. (File No. 2507T, Assessment No. 259010)

Sponsors: Noecker

Attachments: [115 Winona St E.Vang email 8-22-25.pdf](#)  
[115 Winona St E- Hugo's- Abatement Cost Form - 06.04.2025](#)  
[115 Winona St E - Hugo Invoice](#)  
[115 Winona St E - Photos](#)

29 [RLH AR 25-82](#) Ratifying the assessment for Rubbish and Garbage Clean Up services during June 9 to 25, 2025 (File No. J2527R, Assessment No. 258572)

Sponsors: Noecker

Attachments: [Notice Assessment Roll J2527R.258572](#)

30 [RLH AR 25-83](#) Ratifying the assessment for Collection of Fire Certificate of Occupancy fees billed during April 2 to May 9, 2025 (File No. CRT2511, Assessment No. 258210)

Sponsors: Noecker

Attachments: [Notice Assessment Roll CRT2511.258210](#)

31 [RLH AR 25-84](#) Ratifying the assessment for Excessive Use of Inspection or Abatement

services billed during February 20 to March 21, 2025 (File No. J2513E, Assessment No. 258324)

**Sponsors:** Noecker

**Attachments:** [Notice Assessment Roll J2513E.258324](#)

**32** [RLH AR 25-85](#) Ratifying the assessment for Graffiti Removal services during April 8 to 10, 2025 (File No. J2511P, Assessment No. 258410)

**Sponsors:** Noecker

**Attachments:** [Notice Assessment Roll J2511P.258410](#)

**33** [RLH AR 25-86](#) Ratifying the assessment for Towing of Abandoned Vehicle(s) services during May to December 2024 (File No. J2503V, Assessment No. 258002)

**Sponsors:** Noecker

**Attachments:** [Notice Assessment Roll J2503V.258002](#)

**34** [RLH AR 25-87](#) Ratifying the assessment for Towing of Abandoned Vehicle(s) services during January to April 2025 (File No. J2504V, Assessment No. 258003)

**Sponsors:** Noecker

**Attachments:** [Notice Assessment Roll J2504V.258003](#)

**35** [RLH AR 25-88](#) Ratifying the assessment for Removal of Diseased and/or Dangerous Tree(s) service during June 2025. (File No. 2507T, Assessment No. 259010)

**Sponsors:** Noecker

**Attachments:** [Notice Assessment Roll 2507T.259010](#)

**36** [RLH AR 25-89](#) Ratifying the assessment for Collection of Vacant Building Registration fees billed during April 17, 2024 to March 18, 2025. (File No. VB2513, Assessment No. 258829)

**Sponsors:** Noecker

**Attachments:** [Notice Assessment Roll VB2513.258829](#)

**37** [RLH AR 25-90](#) Ratifying the assessment for Securing and/or Emergency Boarding services during April 2025. (File No. J2513B, Assessment No. 258113)

**Sponsors:** Noecker

**Attachments:** [Notice Assessment Roll J2513B.258113](#)

**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:**

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**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. Live testimony by telephone is unavailable at this time.**

**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](http://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.**