



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

Marcia Moermond, Legislative Hearing Officer
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Joanna Zimny, Executive Assistant
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651-266-8585

Tuesday, June 16, 2026

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Special Tax Assessments - Delinquent Garbage

- 1 [RLH TA 26-132](#) Ratifying the Appealed Special Tax Assessment for property at 1231 BARCLAY STREET (File No. CG25Q4B3, Assessment No. 260143)

Sponsors: Yang

Approve the assessment.

No one appeared

Staff report by Jillian Barden: this was a Vacant Building billed for service, they became a Vacant Building April 1, 2025, and billed all of 2025. They recently contacted our office about billing. Staff removed the Quarter 1, 2026 invoice, and there is now an active service hold on the account. Staff recommends removing the Quarter 4, 2026 assessment.

Zimny: in reviewing the file for this hearing, staff was familiar with the property owner and because of other appeals, knew the property owner was familiar with the garbage program. Because of this, I'm recommending approval of the assessment. I understand you talked to the property owner and she was fine with that?

Barden: yes, I spoke with the property owner and she understood and didn't want to attend the hearing.

Referred to the City Council due back on 6/17/2026

- 2 [RLH TA 26-133](#) Ratifying the Appealed Special Tax Assessment for property at 1397 HEWITT AVENUE. (File No. CG25Q4B4, Assessment No. 260144)

Sponsors: Coleman

Reduce the assessment from \$165.38 to \$141.16.

No one appeared

Staff report by Jillian Barden: the property owner was charged for two 35 gallon carts, but it was discovered when she called to enroll in the cart sharing program that she only

had one 35 gallon cart with every other week service at the property. Staff recommends reducing the assessment to \$141.16.

Zimny: recommend reduction from \$165.38 to \$141.16., the cost of two 35 gallon carts to one 35 gallon cart with every other week service.

Referred to the City Council due back on 6/17/2026

11:00 a.m. Hearings

Making Finding on Nuisance Abatements

- 3 RLH SAO 26-52** Making finding on the appealed of Melanie Baker to a nuisance abatement ordered for 1884 MONTANA AVENUE EAST in Council File RLH SAO 26-39.
- Sponsors:** Yang
- The nuisance is abated and the matter resolved.*
- Staff update by Supervisor Lisa Martin: the trucks and trailers are gone, and I checked in with zoning and they have a site plan for putting in pavers. The nuisance is abated, and file can be closed.*
- Zimny: the nuisance is abated and the matter resolved.*
- Referred to the City Council due back on 6/17/2026**
- 4 RLH SAO 26-53** Making finding on the appealed of Joseph Richardson to a nuisance abatement ordered for 1875 NORTH PARK DRIVE in Council File RLH SAO 26-44.
- Sponsors:** Johnson
- The nuisance is not abated.*
- Referred to the City Council due back on 6/24/2026**

2:00 p.m. Hearings

Fire Certificates of Occupancy

- 5 [RLH FCO 26-49](#)** Appeal of Giovanni Charles to a Fire Certificate of Occupancy Correction Notice at 818 STICKNEY STREET.
- Sponsors:** Noecker
- Layover to LH December 8, 2026 at 2 pm for update on ownership status of property.*
- Giovanni Charles, occupant and grandson of deceased owner, appeared*
Staff report by Supervisor Keith Demarest: this is a single-family home owned by Guadalupe Q. Rodriguez. Delinquent taxes on the property with a forfeiture year of 2029. Initial referral on April 3 by Code Enforcement saying the owner died years ago,

son and friends are living there, can you open a Certificate of Occupancy since ownership never changed. I contacted St. Paul Regional Water Services who advised the billing is going to Valerie Charles, a tenant, at 818 Stickney. That was as of October 2025. Both gas and electric are on per Xcel. Ramsey County recorder's office said it was in Guadalupe's name. April 23, 2026 I sent my initial notice for lack of Fire Certificate of Occupancy to property. May 26 I sent a second notice. June 2 we received an appeal at which point enforcement was stayed.

Charles: I always thought this was in my name when I dealt with Mr. Tschida. My grandfather put the house in mine and my mother's name. There was paperwork on that. Tschida said all he needed was a bill in my name and my ID. Then I never heard anything. My mom and I have been living here for 38 years.

Moermond: is Valerie Charles your mom?

Charles: yes. I have his will or however that goes. The lawyer said everything was good. I'm confused why 2 years ago i was asked for this information and never heard anything again until this.

Moermond: Inspector Tschida is no longer with the City, between him leaving it may have been lost in the transition?

Demarest: perhaps. Between that, and the old system, it could have been left pending.

Moermond: it sounds like the intention of Guadalupe's intention was to transfer to you. That is in a will. The actual changing of the name on the deed of the property needs to be handled with Ramsey County. Your attorney or whoever should help with doing that with the County Recorder's office. That's why it is still in your grandfather's name still. That hasn't been done. I think a sticking point for you is owing past taxes, so they won't process a change in ownership until taxes are brought up.

Charles: I can take care of that this weekend. I just didn't know.

Moermond: the paperwork I can see shows 5,041 due from past years. This year's whole bill is \$4,667, but only half would be due so far. So about \$2,300. We can send this information to you in a letter. You can talk to the County about payment plans as well. That will be where you have those conversations. What your telling me about you and your mother lived with your grandfather for man years, yes?

Charles: yes.

Moermond: we have traditionally said if you have that history of residency in the property and the owner passes, we work with you to get it designated as owner occupied. I'd like to have an end game in getting that title switch. We should be able to get that done by this fall.

Charles: for sure. As soon as possible. I was confused because I thought I did this 2 years ago.

Moermond: let's give you six months to get caught up and figure out the title. I'll just continue this for six months and we'll talk then and make sure everything is switched over as it should be. In the meantime you don't have to worry about an inspection.

Laid Over to the Legislative Hearings due back on 12/8/2026