

Legislative Hearing Officer, Nhia Vang –

- Received 2 letters in opposition to your license application.
- We'll talk about what issues have been raised.
- Staff will let us know what their recommendations are.
- 3 options available:
 - oLicense with no conditions
 - oLicense with conditions
 - oAdverse action

Jeff Fischbach, DSI

- Application for 1265 Arcade St., Camauto Sales, LLC, d/b/a Camauto Sales
- Owner is Ivo Tabukum, applied for Second Hand Dealer Motor Vehicle License
- DSI has recommended some conditions be placed on the license
- Conditions number 1-13 are carry over from the previous license at this location, standard conditions
- Conditions number 14-20 are unique to the property

Ms. Vang

- Question about uniqueness to the property
- Is Mr. Nassah Ghaffari part of the previous business or part of this business?

Mr. Fischbach

- He is the owner of the property
- He had a license at a couple of other locations in St. Paul
- We had adverse actions against his licenses at other locations
- Senior license inspector, not here today, upon inspection of previous license at this location, Mr. Ghaffari was often on site at this location.
- These conditions were included to eliminate potential issues involving Mr. Ghaffari
- Asked applicant, as part of this review, to talk to the property owner
- One condition referring to hours of operation, and needed to clarify with property owner that he would accept and abide by those conditions for his tenant, so not to affect his tenants license
- Applicant, Ivo Tabukum has signed a license condition affidavit agreeing to these conditions being applied to his license, after speaking with the property owner, regarding conditions 14-18, involving Mr. Ghaffari

Ms. Vang

- I have questions about 19 and 20
- 19 has to do with the parking lot being maintained
- There was a site plan submitted as part of this packet, dated 2006

Mr. Fischbach

- They've chosen to use the original site plan used for the last license issued for this location
- Continuing with staff report, Payne-Phalen District 5 Planning Council submitted a condition that limits the hours of operation from 8:00 a.m. to 9:00 p.m. Mon – Fri, and 8:00 a.m. to 4:00 p.m. Sat, and closed Sun.
- DSI reviewed this building's not applicable.
- Licensing is approved with conditions
- Zoning is approved with conditions
- DSI recommends approval with conditions

Ms. Vang –

- Mr. Tabukum, can you explain to me what your business is, your history in this business and what your staff will be like?

Mr. Ivo Tabukum, applicant

- I've owned a towing and repair shop for the past 6 years, now located in Maplewood
- This will be my first time as a second hand dealer
- Hours are 10:00 a.m. to 6:00 p.m. Mon-Fri, and 10:00 a.m. to 5:00 p.m. Sat
- No staff, I will manage it myself
- I have seen the letters sent with concerns and I don't have questions

Ms. Vang

- Do you have question about the conditions?
- Do you understand what it means if you violate one of those conditions?

Mr. Tabukum

- No, I don't have questions
- Yes, I do understand what it means

Ms. Vang

- Payne-Phalen District Council wanted to add a condition of limiting hours to 8:00 a.m. to 9:00 p.m. Mon-Fri and 8:00 a.m to 4:00 p.m. Sat and Sun closure
- You stated different hours on your application 10:00 a.m. to 6:00 p.m. Mon – Fri

Mr. Tabukum

- When I filled out my application I had a general idea of what hours I wanted to be open, but wasn't sure.
- When I went to the District Council meeting, we discussed it and decided that 8:00 a.m. to 9:00 p.m. Mon-Fri and 8:00 a.m. to 4:00 p.m. Sat and closed Sun was ok, and good hours for my business
- I agreed to those hours

Mr. Fischbach

- When you went to this District Council meeting, did you agree to accept a condition placed on your license to abide by these hours?

Mr. Tabukum

- Yes

Mr. Fischbach

- So they submitted a letter of support, understanding that those would be added to your license conditions
- That would not be an issue
- State law doesn't allow Sunday sales anyway, so that would be redundant, but the others are fine

Ms. Vang

- Can you help me understand why you agreed to those hours in the first place?

Mr. Tabukum

- When I filled out my application, I wasn't too sure of the hours I wanted to be open, so after we talked about it I decided that the new hours sounded ok.

Ms. Vang

- There are two letters in opposition to your application, which one would you like to respond to first?

Mr. Tabukum

- The one that they talk about spray painting going on at the business for years
- I know that that isn't an issue for me, because I have my shop where I do the work on cars
- This will be for sales only, no work will be done here
- I also have storage to keep other cars in Maplewood

Ms. Vang

- Do you understand why this person is complaining?
- Because the previous owner had cars parked all over the neighborhood, not just on the lot
- I'm glad to hear that you have that off-site storage
- You have the 14 spots for on-sale cars
- Need to have 8 spots for parking for customers and staff
- The next email talks about traffic
- Already have traffic from the funeral home in the area

Mr. Tabukum

- I know that won't be a problem because I have the storage, so I will be keeping some other cars off-site, not here.

Ms. Vang

- I want to be sure he has enough space not to impact the neighbors.
- Off street parking, he needs 8 spaces
- When will you be opening?
- Have you cleaned up and repaved the parking lot?

Mr. Tabukum

- I'm ready to move in as soon as I get my license
- I cleaned it up. It was full of pot holes and I filled them
- Being re-striped
- Labels for where customers can park

Ms. Vang

- In the past there have been issues with tall grass, snow removal and trash removal.
- How will you be handling that?

Mr. Tabukum

-I have a Bobcat, that I use for snow removal

Ms. Vang

-Where will you put the cars when you move the snow?

-How often will trash be picked up?

Mr. Tabukum

-I won't keep it so full that I can't move the cars within the lot to move the snow

-I will contact the trash company that I already use at my repair business to set up service at this business, they will bring a dumpster

Ms. Vang

-Do you have lighting?

Mr. Tabukum

-I'd like to get more lighting

Ms. Vang

-Do you plan on getting security cameras?

Mr. Tabukum

-No

Ms. Vang

-There's a police report in May for theft a drug possession

-When did you start leasing the property?

Mr. Tabukum

-May 2016

Mr. Fischbach

-But have you been paying rent and actually renting the location yet?

Mr. Tabukum

-No, I only have paid security deposit, first and last months rent. I don't actually start the lease and paying monthly rent until I get my license and start the business there.

Ms. Vang

-Ok, I would just encourage getting cameras and keeping the gates closed when the business is closed to protect your property and vehicles.

Mr. Fischbach

-License condition added that the applicant has agreed that the hours of operation be limited to 8:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. Saturday

Ms. Vang

-Recommend that the City Council approve your license application with the conditions brought forth by DSI and the one condition you agreed to with the District Council.

Mr. Tabukum signed the updated Conditions Affidavit on 8/18/2016