



City of Saint Paul

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

Meeting Minutes

City Council

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

Wednesday, October 9, 2024

3:30 PM

Council Chambers - 3rd Floor

ROLL CALL

Meeting started at 3:31 PM

Present 6 - Councilmember Rebecca Noecker, Councilmember Mitra Jalali, Councilmember Nelsie Yang, Councilmember Anika Bowie, Councilmember Saura Jost and Councilmember Cheniqua Johnson

Absent 1 - Councilmember HwaJeong Kim

COMMUNICATIONS & RECEIVE/FILE

- 1 [AO 24-62](#) Accepting Minnesota Public Finance Authority funding to partially finance the replacement of lead services for a value of \$35,000,000.
Received and Filed
- 2 [AO 24-65](#) Amending the 2024 spending budget in the Department of Public Works Right of Way Permits and Inspection accounting unit 23031307 to fund the purchase of workstation arrays and office equipment needed to facilitate snow tagging buildout.
Received and Filed
- 3 [AO 24-69](#) Amending CDBG, ESG, and HOME Annual Budgets: Adjusting predicted annual HUD grant budget amounts to align with actual FY2024 awards received September 4, 2024.
Received and Filed
- 4 [AO 24-70](#) Approving the 2024 Fund 200 - City Grants for the Police Department to more accurately record expenditures for the Auto Theft Grant.
Received and Filed

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

Councilmember Johnson moved approval.

Consent Agenda adopted

Yea: 6 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

Absent: 1 - Councilmember Kim

- 5 [RES 24-1366](#) Authorizing the City to enter into a cooperative agreement with Ramsey County for their Rice Street Project.
Adopted
- 6 [RES 24-1395](#) Approving the City's cost of providing Collection of Vacant Building Registration fees billed during November 8, 2023 to May 20, 2024 and setting date of Legislative Hearing for November 5, 2024 and City Council public hearing for February 5, 2025 to consider and levy the assessments against individual properties. (File No. VB2503, Assessment No. 258802)
Adopted
- 7 [RES 24-1396](#) Approving the City's cost of providing Securing and/or Emergency Boarding services during June 2024 and setting date of Legislative Hearing for November 5, 2024 and City Council public hearing for February 5, 2025 to consider and levy the assessments against individual properties. (File No. J2503B, Assessment No. 258102)
Adopted
- 8 [RES 24-1397](#) Approving the City's cost of providing Collection of Fire Certificate of Occupancy fees billed during May 27 to June 24, 2024 and setting date of Legislative Hearing for November 5, 2024 and City Council public hearing for February 5, 2025 to consider and levy the assessments against individual properties. (File No. CRT2503, Assessment No. 258202)
Adopted
- 9 [RES 24-1398](#) Approving the City's cost of providing Excessive Use of Inspection or Abatement services billed during April 22 to May 21, 2024 and setting date of Legislative Hearing for November 5, 2024 and City Council public hearing for February 5, 2025 to consider and levy the assessments against individual properties. (File No. J2503E, Assessment No. 258302)
Adopted

- 10 [RES 24-1399](#) Approving the City's cost of providing Graffiti Removal services during June 18 to 28, 2024 and setting date of Legislative Hearing for November 5, 2024 and City Council public hearing for February 5, 2025 to consider and levy the assessments against individual properties. (File No. J2503P, Assessment No. 258402)
- Adopted**
- 11 [RES 24-1452](#) Accepting a gift from Clear Channel for supporting the Saint Paul City Council's Business Awards program to recognize five outstanding 2024 Saint Paul businesses.
- Adopted**
- 12 [RES 24-1454](#) Authorizing use of a Project Labor Agreement (PLA) for the rehabilitation and expansion of the Kimball Court building located at 545 Snelling Avenue North. (District 11, Ward 4).
- Adopted**
- 13 [RES 24-1455](#) Authorizing the City to transfer \$3,350,000 of American Rescue Plan Act funds from the 30% AMI Deeply Affordable Housing account to a specific account, to approve a loan in the amount of \$3,350,000 of American Rescue Plan Act funds, for the Kimball Court housing project at 545 Snelling Avenue North. (District 11, Ward 4).
- Adopted**
- 14 [RES 24-1456](#) Authorizing the City to approve an extension of an existing HOME loan for the Kimball Court housing project at 545 Snelling Avenue North. (District 11, Ward 4).
- Adopted**

ROLL CALL

Present 7 - Councilmember Rebecca Noecker, Councilmember Mitra Jalali, Councilmember Nelsie Yang, Councilmember HwaJeong Kim, Councilmember Anika Bowie, Councilmember Saura Jost and Councilmember Cheniqua Johnson

FOR DISCUSSION

- 15 [RES 24-1403](#) Considering the Findings of Fact, Conclusions of Law, and Recommendation submitted by Administrative Law Judge Todnem concerning the cigarette/tobacco license held by Zakariya Abukhudeer, d/b/a The One Stop Market, LLC at 1541 Maryland Avenue East. (Laid over from October 2.)
- Councilmember Yang spoke in support and moved approval.*
- Council President Jalali spoke in support.*
- Adopted**

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

SUSPENSION ITEM

[RES 24-1494](#)

Approving the application for a license approval for MOOV Enterprise LLC d/b/a MOOV Rideshare for the Transportation Network Company (License ID #20240001462) for the premises located at 445 Minnesota Street.

Councilmember Noecker spoke in support and moved approval.

Adopted

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

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

16 [Ord 24-24](#)

Granting the application of Tegg Holdings LLC to rezone the property at 629 Bush Ave from H2 residential, I1 light industrial, and T2 traditional neighborhood districts to IT transitional industrial district and amending Chapter 60 of the Legislative Code pertaining to the zoning map.

Councilmember Noecker moved approval.

Adopted

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

PUBLIC HEARINGS

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

17 [RES PH 24-202](#)

Ratifying the assessment for Annapolis Street from Humboldt to Robert (Phase I, Part B) paving and lighting project constructed as part of the 2023 St. Paul Street Paving Program (SPS). (File No. 19249B, Assessment No. 245201)

Alberto Patino spoke during the public hearing.

Angelica Granero spoke during the public hearing.

Abdalla Abdalla spoke during the public hearing.

Erin Petschel spoke during the public hearing.

Ivan Zunero spoke during the public hearing.

Councilmember Noecker spoke to concerns and moved approval.

Adopted

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

- 18** [RES PH 24-204](#) Ratifying the assessment for Annapolis Street from Robert Street to Kansas Avenue (Phase II) paving and lighting project constructed as part of the 2024 St. Paul Street Paving Program (SPS). (File No. 19250, Assessment No. 245202)

Lidia Diaz spoke during the public hearing.

Council President Jalali spoke to the assessment process.

Councilmember Bowie spoke to the assessment process.

Councilmember Noecker moved approval.

Adopted

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

- 19** [RES PH 24-254](#) Approving the application of Lunda Construction and the City for a sound level variance in order to present amplified sound on October 25-28, 2024 at the intersection of Mounds Boulevard and Kellogg Boulevard East and on Kellogg Boulevard East over Interstate 94.

Brent Christensen from Public Works gave a staff report and answered councilmember questions.

Jeanette Rebar from Public Works assisted in answering questions.

Council President Jalali asked about language to add different date options.

Therese Skarda, Deputy City Attorney, recommended an amendment.

Jalali moved to amend the resolution accordingly.

Councilmember Johnson moved approval.

Adopted as amended

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

- 20** [RES PH 24-256](#) Authorizing the Office of Financial Services to accept a \$50,000 grant from the Minnesota Pollution Control Agency Local Climate Action Grant Program and authorizing a corresponding budget amendment.

Councilmember Jost moved approval.

Adopted

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

- 21** [RES PH 24-258](#) Authorizing the City on behalf of the Police Department ("SPPD") to accept and amend the 2024 Grant Fund Budget for the 2025 Enforcement grant, issued by the Office of Traffic Safety (OTS) of the Minnesota Department of Public Safety (DPS).

Councilmember Yang moved approval.

Adopted

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

LEGISLATIVE HEARING DISCUSSION ITEM

- 22** [RLH CO 24-5](#) Appeal of Lesley Anizor to a Correction Notice at 692 WILSON AVENUE. (Public hearing closed and laid over from September 11, 2024)

Laid over for one week.

Marcia Moermond, Legislative Hearing Officer: I am asking for a one-week layover on this item. I spoke with the Building Official yesterday and there is some code that is advisory and, I think, needs to be explored a bit more.

Councilmember Johnson moved to lay over for one week.

Laid over to October 16, 2024

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

27 [RLH RR 24-17](#)

Ordering the rehabilitation or razing and removal of the structures at 887 CHARLES AVENUE within fifteen (15) days after the May 1, 2024, City Council Public Hearing. (Amend to remove only) (Public hearing closed and laid over from October 9, 2024)

Laid over for one week to consider granting 180 days if a work plan, signed bids, financing, and an affidavit to commit funds are received by the morning of October 14, 2024.

Kyle Runbeck, owner, appeared in person

Marcia Moermond, Legislative Hearing Officer: You first heard this on May 1, 2024. At the time, after two Legislative Hearings, I asked that you lay the matter over, as a performance deposit had been posted and a code compliance inspection had been applied for. There are other things we need, though, as the process moves forward. These items are bids, work plans, and evidence of financing. This case saw some delays. The first was that the application for the inspection did not have a lock box combination, so inspectors could not get in. This delay was then furthered by DSI computer difficulties. The inspection was applied for in April but the report was not issued until July. In the meantime, however, bids can be applied for. They can be updated based on the report, but contractors can start estimating costs before that report is issued. Bids did not come until the last week in September. None are signed and don't show any timeline. There is no evidence of financing or any overall work plan. Lacking those things, I asked for 1 week layover last week, to give sufficient notice that failing to meet these requirements would result in demolition. The house is on screen in front of you right now. It's owned by Kyle Runbeck & Sons LLC and has been in the Vacant Building Program since 2019. I am asking to amend the resolution to remove the structure within 15 days. The owner was encouraged to attend today if he wished to ask Council for a different outcome.

Councilmember Bowie: What is needed for the property to be in compliance?

Moermond: The Code Compliance Inspection Report (CCIR) is attached to the record. Needed things are listed there and it explains that the fixes need to be permitted and signed off. There has been an issue of work being done without permits, so there is difficulty in verifying if the work was done properly.

Bowie: How did this go into the Vacant Building Program?

Moermond: The Fire Certificate of Occupancy (FCO) revoked in 2019 for lack of access being provided. That typically means the property was empty, but I can look into that more deeply.

Bowie: What is the cost of removal?

Moermond: The Department of Safety and Inspections (DSI) estimates the repair cost to be in excess of \$75,000. They estimate the removal cost to be in excess of

\$30,000. The repair cost is not very precise, as bids can be done at different levels, but the demolition cost is more accurate.

Bowie: Is the \$30,000 cost put on the owner?

Moermond: The resolution before you would order them to do so and pay for it. If they don't, the City would be authorized to get bids for demolition, and the bill from the contractor would be forwarded as an assessment. This assessment could be appealed to Council, and it could be spread out over a number of years.

Kyle Runbeck: I live at 887 Charles. I'm taken aback by the order to remove. Quotes are done. Electrical, HVAC and plumbing were all done through Bane Heating and Kelly Plumbing. They went through the list with the inspectors. The cost is just \$12,000. Needing to pay \$30,000 to remove it is ridiculous.

Council President Jalali: Are you clear on what you need to do?

Runbeck: I didn't get the CCIR until August. It was mailed to my dad and I never got it. I don't know where the \$75,000 price tag came from. They wanted me to come up with that amount and sign an affidavit for it, but that is not reasonable. The cost will easily be under \$20,000. I ask to get rid of the demolition order. I don't know why it's listed as a Category 3 Vacant Building. Inspectors said it was nicer than most Category 3 structures, so I would like that changed as well. I want to bring it up to code.

Bowie: Could you speak to the cost of repair and financing?

Runbeck: I have copies of estimates and my bank account. I provided my financials to the City earlier, but they want me to sign an affidavit for \$75,000. I got the new quotes in and it's a very doable project.

Bowie: Were quotes you received based on inspections? Why weren't permits pulled?

Runbeck: I'm working with Bane Heating and Kelly plumbing, and they are working to make sure everything is up to code. They are experienced.

Bowie: They are experienced but are they pulling permits?

Runbeck: I just wasn't pulling permits when I was doing it on my own.

Councilmember Yang: It sounds like you know what needs to be done. It seems like more time is in your best interest. I encourage you to stay in communication with Moermond. It never is my preference to raze and remove a home in cases like this. There wasn't a clear ask in your testimony. Are you asking for more time to lay out a plan and communicate that to staff and Council?

Runbeck: It's my first time doing this. I can get on the contractor schedules to get the work done, but it's just an issue of trying to make sure that it's okay first.

Yang: I know this can be a complex process. I want to be clear on what you want from us.

Councilmember Johnson: How much time do you need to fix this property?

Runbeck: Right now I just want to get on the contractor schedules. I can't say more

than that. Some can be out within a month or so, but electrical contractors can't be out until December.

Johnson: Moermond, could you repeat what you need?

Moermond: We always ask for a work plan for what will be done within a grant of 180 days and evidence of financing. We don't have either. Staff has clearly stated what is required. If bids are less, than estimated, there needs to be a thorough explanation of why that is. I'm also concerned about Runbeck maybe saying that he is living at the house.

Councilmember Noecker: I'm struggling with this because it's been vacant for 5 years and this is the 9th hearing on this. We are frustrated and spending a lot of time and money on this. I'm not hearing a commitment or urgency from the owner to get this done. We want to work with you. I support a one-week layover to pull together what's needed, but there needs to be urgency.

Johnson: I agree. We need things in writing for us to make a grant of time, though I will lean towards what Bowie recommends.

Bowie: I'm feeling like there is not enough information being brought forward and by the owner, or awareness that they cannot live there. I don't see anything stark that makes it a Category 3 Vacant Building. I want to lay this over to give more time to provide those needed documents. I see estimates, and I'm not sure how verified that is. I don't think this should be on the docket to raze or remove since work is being done.

Moermond: Council has already found this to be a nuisance property. I recommend that any motion to change the language removing the possibility of demolition should be discussed with the City Attorney's Office. It is close to being ready for Council to grant time if these things are received. Giving a week for documents to be provided can allow you to grant 180 days. In that case, I recommend a 1-week layover, even though 6 months have passed without them being received.

CM Kim: We saw this on May 1. Staff put a lot of effort into this CCIR and these things do not come without an exhaustive process. I defer to Bowie, but this did not get here without a lot of staff work.

Bowie: Why couldn't the owner see the inspection report until August?

Jalali: Communication was sent to the property owner well beyond August. August was when he got the report from his dad. He was still responsible with the property though. Also, there is an issue with living at the property.

Moermond: The instructions to apply for a CCIR are in the Vacant Building letter for Category 2 and Category 3 buildings. That notice went out every year, and then another when the Legislative Hearing was scheduled. When the CCIR application was submitted, it was done without lock box info. There was a delay with DSI, but the initial delay was with the owner. Getting bids is easy and the companies he's working with have done this dozens of times.

Bowie: What does he need to provide for you to recommend granting 180 days?

Moermond: No later than opening of business Monday we need a work plan saying

what will be done, for what cost, and when, and evidence of financing.

Bowie: I move to lay over to next week to give time for that paperwork to be submitted. Regarding the owner living there, what are our options there? Can it be inspected?

Moermond: Living in a vacant building is prohibited. They are considered uninhabitable. Police and Code Enforcement work together to monitor that. It's hard to find people sometimes if they don't want to be found.

Runbeck: I live at my mom's and staying with uncle this winter. I just get my mail there. Stuff was being mailed to my dad and I don't know why that was.

Jalali: You are the owner of the property, and it is your responsibility to make sure that mailing address information is correct.

Runbeck: I know I'm only allowed there from 8am – 8pm, so I've been going off that.

Bowie moved to close the public hearing. Approved 7-0.

Jalali: Bowie, to clarify, your motion is to lay over for one week to give time for paperwork to be submitted showing a work plan, bids, and evidence of financing?

Bowie: That's correct.

Public hearing closed and laid over to October 16, 2024

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

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

Legislative Hearing Consent Agenda adopted as amended

Yea: 7 - Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost and Councilmember Johnson

Nay: 0

23 [RLH RR 24-32](#)

Making finding on the appealed substantial abatement ordered for 188 ACKER STREET EAST in Council File RLH RR 23-62. (Public hearing continued to September 25, 2024)

Councilmember Jost moved approval.

Amended and public hearing continued to October 16, 2024

- 24 [RLH CO 24-11](#) Appeal of Cornelius Lam to a Correction Notice at 1293 BEECHWOOD PLACE.

 Adopted
- 25 [RLH SAO 24-65](#) Appeal of Kelly Sater to a Summary Abatement Order at 1240 BLAIR AVENUE.

 Adopted
- 26 [RLH SAO 24-64](#) Appeal of Greg Gustafson to a Summary Abatement Order at 1244 BLAIR AVENUE.

 Adopted
- 28 [RLH VO 24-29](#) Appeal of Angela Seard for Willow & Brook to a Fire Certificate of Occupancy Revocation and Order to Vacate at 518 DAYTON AVENUE.

 Adopted as amended (appeal granted)
- 29 [RLH TA 24-194](#) Ratifying the Appealed Special Tax Assessment for property at 68 DOUGLAS STREET (ALSO 72 DOUGLAS STREET). (File No. J2419A1, Assessment No. 248534 (Public hearing continued to October 9, 2024)

 Adopted as amended (assessment reduced)
- 30 [RLH SAO 24-69](#) Making finding on the appealed of Edward Albrecht to a nuisance abatement ordered for 1529 GRANTHAM STREET in Council File RLH SAO 24-52.

 Adopted
- 31 [RLH RR 23-10](#) Ordering the rehabilitation or razing and removal of the structures at 1117 JENKS AVENUE within fifteen (15) days after the April 19, 2023, City Council Public Hearing. (Amend to grant 180 days)

 Adopted as amended (granted 180 days)

ADJOURNMENT

Meeting ended at 5:13 PM

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, 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>.

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