



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 16, 2024

3:30 PM

Council Chambers - 3rd Floor

ROLL CALL

Meeting started at 3:31 PM

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

COMMUNICATIONS & RECEIVE/FILE

- 1 [CO 24-55](#) Letter from the Department of Safety and Inspections declaring 1784 Norfolk Avenue a nuisance property. (For notification purposes only; public hearings will be scheduled at a later date if necessary.)
Received and Filed
- 2 [AO 24-59](#) Authorizing the Department of Parks and Recreation to reallocate \$130,000 within its Highland Nine Hole Golf Budget in the 2024 adopted budget to most accurately reflect the projected actual spending by expense category.
Received and Filed
- 3 [AO 24-71](#) Amending the 2024 Office of Neighborhood Safety budget to utilize salary savings to pay for rent expenses in the amount of \$17,513.
Received and Filed
- 4 [AO 24-73](#) Returning the balance of five (5) projects to the Year-Round STAR Program.
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 Kim moved approval.

Consent Agenda adopted

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

Nay: 0

- 5 [RES 24-1386](#) Authorizing the Department of Planning and Economic Development to apply to the Metropolitan Council for Tax Base Revitalization Account fund for contamination cleanup for a project at 42 Water Street West (Farwell on Water: District Connections and Venue).
Adopted
- 6 [RES 24-1387](#) Authorizing the City to apply to the Minnesota Department of Employment and Economic Development (DEED) for contamination cleanup funding for projects at 530 Wheeler Street (Midway Program Center: YMCA of the North Campus expansion), and 42 Water Street West (Farwell on Water: District Connections and Venue).
Adopted
- 7 [RES 24-1400](#) Approving the May 1, 2024 - April 30, 2027 Maintenance Labor Agreement between the City and the United Association of Plumbers, Local 34 and Sprinkler Fitters, Local Union No. 417.
Laid over to October 23, 2024
- 8 [RES 24-1477](#) Authorizing the Fire Department to apply for the 2023/2024 Hazardous Materials Emergency Preparedness (HMEP) grant in the amount of \$118,230 from the State of Minnesota Department of Public Safety for training for firefighters.
Adopted
- 9 [RES 24-1504](#) Approving the Memorandum of Agreement between the City and AFSCME Council 5, Technical - Local 1842 for the purpose of regrading the classifications of DSI Fire Safety Inspector II and DSI Fire Safety Inspector III.
Laid over to October 23, 2024
- 10 [RES 24-1505](#) Authorizing the Office of Financial Services- Fleet, in partnership with the Fire Department, to apply for the Heavy Duty On-road Replacement Grant program from the Minnesota Pollution Control Agency to remove older diesel vehicles from operation and partially fund the replacement of them with new, less polluting vehicles.
Adopted

- 11 [RES 24-1506](#) Authorizing the City to enter into an agreement with the Minnesota Department of Transportation for the East 7th and Arcade Street Project.
Adopted
- 12 [RES 24-1511](#) Approving the Memorandum of Agreement between the City and Operating Engineers Local 49 in order to provide preferred license premium pay for Heavy Equipment Operators in the Saint Paul Regional Water Services.
Laid over to October 23, 2024
- 13 [RES 24-1512](#) Approving the application for change of ownership to the Liquor On Sale - 100 seats or less, Liquor On Sale - Sunday and Entertainment (B) license now held by Lucy Bar & Restaurant LLC d/b/a Ethiopian Mesob Restaurant (License ID #20240001343) for the premises located at 1220 Rice Street.
Adopted
- 14 [RES 24-1513](#) Authorizing the Fire Department to pay for all costs incurred to hold a graduation ceremony for 10 new paramedics on October 24, 2024 at the Wellstone Center.
Adopted
- 15 [RES 24-1524](#) Accepting the donation of conference registration from PFMAM (PFM Asset Management) for City Treasurer Sarah Brown and Debt Manager Neal Youngmans to attend the 2024 Minnesota Investment Forum on October 16, 2024.
Adopted
- 16 [RES 24-1526](#) Approving the use of grant funds through the Ward 5 Neighborhood Star Year-Round Program for TMREIT, LLC.
Adopted

SUSPENSION ITEM

- [RES 24-1538](#) Recognizing the historic agreement between the City of Saint Paul and Wakan Tipi Awanyankapi to co-manage Bruce Vento Sanctuary and honoring Indigenous Peoples Day.

Councilmember Johnson gave an introduction.

Andy Rodriguez, Director of Parks and Recreation, gave a staff report.

Council President Jalali spoke in support.

Johnson 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.

First Reading

- 17 [Ord 24-27](#) Amending Title XXIII of the Legislative Code to add Chapter 224A titled Wage Theft.
- Beth Commers, Interim Co-Director of Human Rights and Equal Economic Opportunity (HREEO), gave a staff report and answered councilmember questions alongside HREEO Investigators Siyu Samantha Ng and Joshua Clapp.*
- Laid over to October 23, 2024 for Second Reading**

PUBLIC HEARINGS

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

- 18 [RES PH 24-257](#) Approving the application of Anderson Race Management for a sound level variance in order to present amplified sound on October 20, 2024 at Harriet Island - 200 Dr Justus Ohage Boulevard.
- Councilmember Noecker 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 ITEMS

- 19 [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)
- Referred to November 12, 2024 Legislative Hearing for reviewing a developer agreement, work plan, and financing for rehabilitation.*
- Marcia Moermond, Legislative Hearing Officer: Last week, you directed the owner to develop a work plan with signed bids and a schedule, show evidence of financial capacity to do that work, and sign an affidavit dedicating those funds, with a deadline of this past Monday morning. All we have received is an affidavit dedicating funds. We don't have any specifics on a financial account or work plan. At this point, I would*

normally recommend ordering the demolition without an option for rehabilitation. In this case, there is one option still left, that would allow the owner to retain some equity and not lose the building with an assessment for demolition. This would involve the owner being responsible for coming into a development agreement with someone else who can provide a work plan and financing. That's usually done through a purchase agreement, but it can also be done through a contract for deed or mortgage lien. There are different legal options and we provide standard language for that. We've seen cases that go through that process before, and are hoping this owner buckles down and does that. I ask that this be referred to Legislative Hearing on Tuesday, November 12, to have that information, and hopefully have a development partner accompany him at that hearing. This is our last ditch effort. I do not have confidence that the current owner can execute the rehabilitation of the property.

Councilmember Yang: This is disappointing to hear. Has the owner contacted you since we heard this last week?

Moermond: We have reached out to the owner on numerous occasions. We provided feedback that the financial affidavit was not sufficient and what was still needed. There has been ongoing communication, but it is clear that the owner does not have capacity to do the work.

Councilmember Johnson: Is the owner receptive to finding a development partner? Has that discussion happened?

Moermond: That conversation has not happened yet. I talked with Councilmember Bowie about this, and I would not bring the proposal to the owner without your approval. If you choose to go this route, we will send him a letter stating his options and scheduling a Legislative Hearing.

Johnson: I share Yang's sentiments. It doesn't seem clear to me that there is a plan to move forward, but that we're trying to buy some time. I'm amenable to that, but I'm concerned we may be allowing time here that we do not allow to others. Why are we waiting until November 12 to send this to Legislative Hearing?

Moermond: The next Tuesday that we hear Remove and Repair items in Legislative Hearings, the 4th Tuesday of the month, is this coming Tuesday. I don't think this could be accomplished by then, in just 5 business days. The other consideration is that October has 5 Tuesdays and 5 Wednesdays, so the next available date is the second Tuesday of the November, which is November 12. It's a long amount of time, I am aware. I am hopeful but not confident that he will have something by then.

Councilmember Bowie: I share the same sentiments as my colleagues. This continuation is not a courtesy to the owner, but rather a courtesy to the community. We need to look at accountability that does not involve having a building demolished. This alternative gives time to find a partner with experience and financing, so we can move forward. This is not a new concept. The last communication the owner had with Moermond involved sending a bank statement, which showed he did not have enough money. This is an issue of affordability. I want to provide him the time he needs to find support to get the job done.

Johnson: The finances he sent showed he did not have enough funding?

Moermond: He has not provided documentation that he has funding for this. We received a bank statement in July where the checking account showed two large

deposits, but we don't have anything up to date. We would need that.

Johnson: My understanding of the affidavit is that it needs to show funding and to dedicate that funding to rehab. Would he need a development partner and then also a finance partner?

Moermond: That development partner would be the one who handles the financing and the work plan, to take the matter out of the owner's hands. What is unique about this is that we have not taken this route after just a first attempt to rehab the property. Usually, it's done after a rehab is part-way completed and the owner has run into difficulties. Last week I understood that Council wanted to look at this more deeply, and so I think this is the best tool to do so.

Bowie: The reason why we are doing it this way is because this is a Category 3 building and it cannot be sold. We don't know what the amount left on the mortgage is. The only option is to enter into a contract with someone who can fix the property themselves. It can't be transferred until the rehab is completed, is that correct?

Moermond: Yes, if a purchase agreement is the tool used. The development partner could also put a mortgage on the property and have a lien. There are other options as well. Either way, the partner will want to be made whole and then compensated for their trouble.

Bowie: November 12 would be a Legislative Hearing with you, correct?

Moermond: Yes. It would then come back to Council after that.

Council President Jalali: Could you summarize your recommendation.

Moermond: Refer the matter to Legislative Hearing on November 12, 2024, at which point we will review any potential developer agreement, work plans, and financing for executing the abatement.

Bowie: I move Moermond's recommendation.

Referred to November 12, 2024 Legislative Hearing

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

Nay: 1 - Councilmember Johnson

20 [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)

Marcia Moermond, Legislative Hearing Officer: I last asked for this to be laid over so we could do more research on intermodal cargo containers. We have since gotten a call from the owner saying that she would remove the container and was okay with the deadline in the resolution. I recommend approval.

Councilmember Johnson moved approval.

Adopted

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

Councilmember Jost moved approval.

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

- 21** [RLH RR 24-32](#) Making finding on the appealed substantial abatement ordered for 188 ACKER STREET EAST in Council File RLH RR 23-62. (Continue public hearing to October 16, 2024)
Adopted as amended
- 22** [RLH VBR 24-50](#) Appeal of Shai Lebovich & Carolyn Brown to a Vacant Building Registration Renewal Notice at 188 ACKER STREET.
Adopted
- 23** [RLH TA 24-404](#) Amending Council File No. RLH AR 24-50 to delete for Rubbish & Garbage Clean Up services during February 1 to 12, 2024 at 819 AURORA AVENUE. (File No. J2420R, Assessment No. 248524) at 559 BURLINGTON ROAD.
Adopted
- 24** [RLH SAO 24-34](#) Appeal of Gonzalo R. Sanchez to a Summary Abatement Order at 1040 BUSH AVENUE.
Adopted
- 25** [RLH RR 24-36](#) Fourth Making finding on the appealed substantial abatement ordered for 939 CHARLES AVENUE in Council File RLH RR 24-6.
Public hearing continued to November 6, 2024
- 26** [RLH SAO 24-66](#) Making finding on the appealed nuisance abatement ordered for 2016 FREMONT AVENUE in Council File RLH SAO 24-61.
Adopted

- 27 [RLH RR 24-39](#) Making finding on the appealed substantial abatement ordered for 195 GOODRICH AVENUE in Council File RLH RR 23-63.
Adopted
- 28 [RLH TA 24-137](#) Ratifying the Appealed Special Tax Assessment for property at 1157 HERBERT STREET. (File No. J2405E, Assessment No. 248304) (Public hearing continued to October 16, 2024)
Adopted as amended (assessment deleted)
- 29 [RLH TA 24-340](#) Ratifying the Appealed Special Tax Assessment for property at 419 HERSCHEL STREET. (File No. CRT2410A, Assessment No. 249212)
Adopted as amended (assessment ratified)
- 30 [RLH SAO 24-45](#) Making finding on the appealed nuisance abatement ordered for 705 MARYLAND AVENUE EAST in Council File RLH SAO 24-29.
Adopted
- 31 [RLH RR 24-37](#) Second Making finding on the appealed substantial abatement ordered for 401 ROSE AVENUE EAST in Council File RLH RR 24-11.
Public hearing continued to October 23, 2024
- 32 [RLH RR 24-38](#) Second Making finding on the appealed substantial abatement ordered for 678 SNELLING AVENUE NORTH in Council File RLH RR 24-3.
Adopted as amended (nuisance abated)
- 33 [RLH VBR 24-64](#) Appeal of Sharon Lee Anderson to a Vacant Building Registration Requirement at 697 SURREY AVENUE.
Public hearing continued to October 23, 2024
- 34 [RLH RR 24-35](#) Second Making finding on the appealed substantial abatement ordered for 829 THIRD STREET EAST in Council File RLH RR 23-64. (Public hearing continued to November 6, 2024)
Public hearing continued to November 6, 2024
- 35 [RLH SAO 24-73](#) Making finding on the appealed of Donald A. Hinrichs to a nuisance abatement ordered for 995 WAKEFIELD AVENUE in Council File RLH VO 24-31.
Adopted
- 36 [RLH TA 24-375](#) Ratifying the Appealed Special Tax Assessment for property at 1645 WHITE BEAR AVENUE NORTH. (File No. J2411B1, Assessment No. 248111) (Public hearing continued to October 16, 2024)
Adopted as amended (assessment ratified)
- 37 [RLH RR 24-41](#) Making finding on the appealed substantial abatement ordered for 1213 WOODBRIDGE STREET in Council File RLH RR 23-44.

Adopted as amended (granted 180 days)

ADJOURNMENT

Meeting ended at 4:08 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>.

Council Meeting Information

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Web

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