



City of Saint Paul

Meeting Agenda

City Council

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

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

Wednesday, September 23, 2026

3:30 PM

Council Chambers - 3rd Floor

ROLL CALL

COMMUNICATIONS & RECEIVE/FILE

- 1 [AO 26-65](#) Amending the Citywide Capital Maintenance budget for the Fleet Services division in the Office of Financial Services

Attachments: [AO 26-65 Fleet Capital Maintenance 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.

- 2 [RES 26-1352](#) Authorizing the Department of Planning and Economic Development to apply to the Metropolitan Council for grant proposals submitted to the Livable Communities Act (LCA) programs for site assessment, cleanup or environmental remediation, other predevelopment activities, and or funding for new construction or redevelopment from LCA Round Two of 2026.

Sponsors: Johnson, Jost, Coleman and Bowie

- 3 [RES 26-1365](#) Approving the City's cost of providing Miscellaneous Abatement services during July to August 2026, and setting date of Legislative Hearing for October 20, 2026 and City Council public hearing for January 20, 2027 to consider and levy the assessments against individual properties. (File No. J2604A, Assessment No. 268505)

Sponsors: Noecker

Attachments: [268505. J2604A- Resolution Assessment Roll](#)
[268505.J2604A- Report of Completion](#)

- 4 [RES 26-1464](#) Approving the Memorandum of Agreement between the City of Saint Paul and the International Union of Operating Engineers, Local 70, for the purpose of providing a pilot program for off-shift differential pay for employees that are regularly scheduled to work on the weekends. (To be laid over one week for

adoption)

Sponsors: Noecker

Attachments: [2026-2028 Operating Engineers L70 MOA Off Shift Differential Pay Pilot](#)

- 5 [RES 26-1569](#) Authorizing the acceptance of \$66,027.29 from the MN Department of Commerce's Solar on Public Buildings Grant Program for solar installation at the Solid Waste & Recycling Facility and authorizing the execution of a grant agreement.

Sponsors: Bowie

- 6 [RES 26-1576](#) Accepting the gift of travel expense and tuition from the Knight Foundation in partnership with the Bloomberg Center for Cities at Harvard University for Mayor Kaohly Her to attend the Leading a Government Residents Can See and Trust program from 9/28/2026 - 9/29/2026.

Sponsors: Noecker

- 7 [RES 26-1583](#) Memorializing a City Council decision to grant the appeals of Jon Knutson, on behalf of Loucks, and Carolyn Wolf, on behalf of Tegra, from the Board of Zoning Appeals decision denying two zoning variances from City Council Resolution 23-1442 for a hotel at United Village Block D (where 43.1% window and door openings are proposed for façade length [a 6.9% variance] and 23.3% for façade area [a 6.7% variance], below the required 50% and 30%) at 1560 University Avenue West.

Sponsors: Noecker

Attachments: [1560 University Ave W - UV Hotel presentation 3.11](#)
[Appeal Application and Supporting Documents](#)
[Board of Zoning Appeals Public Hearing Notice Mailing Map List](#)
[Board of Zoning Appeals Public Hearing Notice](#)
[Board Of Zoning Appeals Resolution](#)
[City Council Hearing Notice Mailing Map List](#)
[City Council Hearing Notice](#)
[Comments - Combined BZA Public Comment](#)
[Staff Report](#)
[UV Hotel Variance](#)
[Zoning Variance Application](#)

- 8 [RES 26-1584](#) Memorializing a City Council decision to grant the appeal of Joe Bennett from the Board of Zoning Appeals decision denying a zoning variance to convert an existing lit freestanding sign to dynamic display at 1305 7th Street West.

Sponsors: Noecker

Attachments: [1305 7th Appeal Application and Supporting Documents](#)
[Board of Zoning Appeals Public Hearing Notice \(1\)](#)
[Board of Zoning Appeals Public Hearing Notice Mailing Map List](#)
[Board of Zoning Appeals Public Hearing Notice](#)
[Board of Zoning Appeals Resolution](#)
[BZA Meeting Minutes 02 February 2026](#)
[City Council Hearing Notice Mailing Map List](#)
[Comments - Combined BZA Public Comment](#)
[Council Meeting staff presentation](#)
[Fort Road Fed public comment](#)
[Staff Report](#)
[Zoning Variance Application](#)

- 9 [RES 26-1586](#) Setting a public hearing date of November 4, 2026 for 2027 Water Rates and Charges and 2027 Water Fees and Charges.

Sponsors: Yang

- 10 [RES 26-1589](#) Accepting the gift of travel expense and tuition from the Knight Foundation in partnership with Harvard University for Mary Xiong to attend the Responsive Cities Network Sprint convening from 9/29/2026 - 09/30/2026.

Sponsors: Noecker

- 11 [RES 26-1592](#) Authorizing approval of settlement and payment in full and final settlement of the employment-related claim involving former Saint Paul Fire Department employee, Jodie Carroll against the City of St. Paul.

Sponsors: Noecker

Attachments: [Financial Analysis](#)
[Carroll Release Agreement](#)
[Administrative Code 3.02](#)

- 12 [RES 26-1595](#) Approving the Memorandum of Agreement between the City and the Saint Paul Police Federation to provide an accelerated program for Police. (To be laid over one week for adoption)

Sponsors: Noecker

Attachments: [Police MOA Accelerated Entry Program](#)

- 13 [RES 26-1597](#) Approving the application for a Gambling Location license (License ID #DSIBLLIQ-003262-2026) to be added to the existing Liquor On Sale and Liquor On Sale--Sunday licenses (License ID #DSIBLLIQ-000216-2025) held by NS LLC d/b/a Pizza Maya for the premises located at 1324 7th St. W.

Sponsors: Noecker

Attachments: [Business Detail Application](#)
[License Application Notification](#)
[Resident List](#)

- 14 [RES 26-1601](#) Authorizing the Fire Department to apply for the 2025 Hazardous Materials Emergency Preparedness (HMEP) grant from the State of Minnesota Department of Public Safety State Fire Marshal Division to provide hazardous materials training and purchase equipment.
- Sponsors: Noecker
- 15 [RES 26-1602](#) Approving the Mayor's appointment of Council President Rebecca Noecker to the Saint Paul Port Authority Board of Commissioners for a temporary term beginning on September 24, 2026.
- Sponsors: Yang
- 16 [RES 26-1603](#) Approving the Mayor's appointment of Councilmember Cheniqua Johnson to the Board of Water Commissioners for a temporary term beginning on September 24, 2026.
- Sponsors: Yang
- 17 [RES 26-1607](#) Approving a Public Hearing on the Issuance of Conduit Multifamily Housing Revenue Bonds by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") for a Multifamily Rental Housing Development Project Located at 408 St. Peter Street; Reciting a Proposal for a Housing Finance Program Related to Such Multifamily Rental Housing Development; Approving the Related Project and Program Pursuant to Minnesota Statutes, Chapter 462C; Authorizing the HRA to Issue Conduit Multifamily Housing Revenue Bonds and Authorizing the Preparation of Necessary Documents and Materials in Connection with Said Project and Program, and Related Documents, District 17, Ward 2.
- Sponsors: Noecker
- 18 [RES 26-1611](#) Approving the Mayor's appointment of Brian Brown, Mattias Kostov, and Rafe Stanley to the Truth-in-Sale of Housing Board.
- Sponsors: Noecker
- 19 [RES 26-1612](#) Approving the Mayor's appointment of Jon Commers to the Saint Paul Public Housing Agency (SPPHA).
- Sponsors: Noecker
- 20 [RES 26-1614](#) Authorizing the Department of Parks and Recreation to accept a gift of travel and lodging from the Cities for Financial Empowerment Fund for two staff members to attend the 2026 Bank On Leadership Training (BOLT) convening in Charlotte, North Carolina.
- Sponsors: Kim
- 21 [RES 26-1616](#) Approving the City of Saint Paul Audit Committee's next two studies concerning the Department of Safety and Inspections' Business Licensing Operations and the Public Works Department's Street Maintenance and Pothole Repair Operations, and authorizing Wilder Research to conduct the respective studies in 2026 and 2027.
- Sponsors: Noecker, Coleman and Johnson
- Attachments: [Department of Safety and Inspections \(DSI\) - Business Licensing Operations](#)
 [Public Works \(PW\) - Street Maintenance & Pothole Repair Operations](#)

FOR DISCUSSION

- 22** [RES 26-1553](#) Approving adverse action against the Tobacco Shop license (License ID #20100004254) held by Northern Tier Retail LLC d/b/a Speedway #4420 for the premises located at 1125 7th St. W. (Licensee will speak to Council on her own behalf).

Sponsors: Noecker

Attachments: [Exhibit #1](#)
 [Exhibit #2](#)
 [Exhibit #3](#)

- 23** [RES 26-1588](#) Proclaiming September 25, 2026, as Dolly Parton Day in the City of Saint Paul.

Sponsors: Noecker

RECESS

The City Council will recess to convene as the Library Board to take up RES 26-1594, Requesting that the City levy property taxes for the Saint Paul Public Library Agency. They will then adjourn the Library Board meeting and reconvene as the City Council.

ROLL CALL**Budget Items**

- 24** [RES 26-1605](#) Approving a 2027 maximum property tax levy for the Housing and Redevelopment Authority (HRA).

Sponsors: Johnson

Attachments: [2027 HRA Proposed Budget](#)
 [HRA Property Tax Levy Rates 2022-2027](#)

- 25** [RES 26-1599](#) Approving a 2027 maximum property tax levy for the City.

Sponsors: Noecker

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

- 26** [Ord 26-40](#) Amending Appendix B of the Legislative Code relating to Northern States Power, D/B/A Xcel Energy, Gas Franchise.

Sponsors: Jost

Attachments: [Exhibit 1 - Saint Paul Xcel Gas Franchise fee](#)
[Public Comments of John Purdy under ORD 26-40 and 26-43](#)
[St Paul Legacy Apartments single gas meter central heating systems](#)
[Staff Presentation to Council](#)
[Additional Purdy exhibit showing Apartment Units with individual gas services fo](#)
[Ordinance 26-40 and 26-43 Purdy Photo Exhibits](#)
[SPAC public comment](#)
[District Energy St Paul Xcel Franchise Fee Public Comment - 20260916](#)

- 27** [Ord 26-41](#) Amending Appendix C of the Legislative Code relating to Northern States Power, D/B/A Xcel Energy, Electric Franchise.

Sponsors: Jost

Attachments: [Exhibit 1 - Saint Paul Xcel Electric Franchise fee](#)
[Staff Presentation to Council](#)
[SPAC public comment](#)
[ORD 26-41 and 26-44 Purdy Public Comments](#)
[Additional public comments of John Purdy ORD 26-41 and 26-44](#)
[District Energy St Paul Xcel Franchise Fee Public Comment - 20260916](#)

- 28** [Ord 26-43](#) Amending the Legislative Code by adding a new Appendix B-2 relating to Northern States Power, D/B/A Xcel Energy, Gas Franchise Fee.

Sponsors: Jost

Attachments: [Exhibit 1 - Saint Paul Xcel Gas Franchise fee](#)
[Public Comments of John Purdy under ORD 26-40 and 26-43](#)
[St Paul Legacy Apartments single gas meter central heating systems](#)
[SPAC public comment](#)

- 29** [Ord 26-44](#) Amending the Legislative Code by adding a new Appendix C-2 relating to Northern States Power, D/B/A Xcel Energy, Electric Franchise Fee.

Sponsors: Jost

Attachments: [Exhibit 1 - Saint Paul Xcel Electric Franchise fee](#)
[SPAC public comment](#)
[ORD 26-41 and 26-44 Purdy Public Comments](#)
[Additional public comments of John Purdy ORD 26-41 and 26-44](#)

First Reading

- 30** [Ord 26-46](#) Amending Chapter 51.01 of the Administrative Code, titled Disposition of City Property, Authority and procedure, to allow for conveyance of real property used by the Saint Paul Regional Water Services, to the Board of Water Commissioners.

Sponsors: Coleman and Jost

PUBLIC HEARINGS

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

- 31** [Ord 26-39](#) Amending Chapter 63 of the Legislative Code pertaining to salt storage regulation.
- Sponsors:** Noecker
- Attachments:** [2026 5 01 Salt Storage Ordinance Study - PC Presentation for Public Hearing](#)
 [26-13 Salt Storage Resolution](#)
 [Memo to PC \(with attachments\)](#)
 [05-01-26 PC Minutes - signed](#)
 [CRWD Letter of Support](#)
 [City Council Presentation - Salt Storage Ordinance \(Ord 26-39\)](#)
- 32** [RES PH](#) Ratifying the assessment for benefits, costs and expenses for the Seventh
 [26-182](#) Place Mall operation and maintenance costs for 2025. File No. 18428-25,
 Assessment No. 257200.
- Sponsors:** Noecker
- Attachments:** [Assessment Roll](#)
 [7th Place Assessment Agreement Doc # 2189202 1](#)
 [Recorded Declaration of 2015](#)
 [Seventh Place Mall Maintenance Cost Sharing Agreement](#)
- 33** [RES PH](#) Ratifying the assessment for benefits, costs and expenses for the Seventh
 [26-183](#) Place Mall operation and maintenance costs for 2026. File No. 18428-26,
 Assessment No. 267200.
- Sponsors:** Noecker
- Attachments:** [Assessment Roll](#)
 [7th Place Assessment Agreement Doc # 2189202 1](#)
 [Recorded Declaration of 2015](#)
 [Seventh Place Mall Maintenance Cost Sharing Agreement](#)
- 34** [RES PH](#) Ratifying the assessment for benefits, costs, and expenses for the
 [26-193](#) Grand/Snelling parking lot operation and maintenance costs for 2027. (File No.
 18746-26, Assessment No. 267202)
- Sponsors:** Jost
- Attachments:** [Assessment Roll](#)
- 35** [RES PH](#) Amending the 2026 Public Works General Fund Street Lighting Maintenance
 [26-201](#) Accounting Unit budget by \$450,000 to provide electrician support for the
 Regional Water Services (SPRWS) Lead Replacement Project.
- Sponsors:** Noecker
- Attachments:** [2026 Project Memo - PW Electrician Support for SPRWS Lead Replacement Pr](#)
 [Financial Analysis - RE PH 26-201](#)

- 36 [RES PH 26-244](#) Accepting grant funds, authorizing execution of a grant agreement (with indemnity obligations and other documents related thereto) and amending the operating budget with respect to the City's sponsorship of a Minnesota Department of Employment and Economic Development (DEED) Contamination Cleanup grant for the benefit of LSB D St. Paul Broadway II, LLC for its project known as Ember on Pine located at 500 Broadway Street (District 4, Ward 2).
- Sponsors:** Noecker
- Attachments:** [Attachment A Ember on Pine DEED Grant RES PH 26-244 Anne 08252026](#)
 [RES 26-454 To Apply DEED Grant for 500 Broadway](#)
- 37 [RES PH 26-250](#) Authorizing the Department of Parks and Recreation to accept grant funding in the amount of \$2,926,000 from the State of Minnesota and to establish a budget in the Grant Fund to reflect said funds to support arts and cultural heritage at the Como Park Zoo and Conservatory.
- Sponsors:** Kim
- Attachments:** [Como Legacy Grant FY 26-27 8.28.26 RES PH 26-250](#)
- 38 [RES PH 26-268](#) Amending the 2026 Saint Paul Regional Water Services budget resulting in an increase in spending and financing of \$53,000 for a Metropolitan Council grant.
- Sponsors:** Yang
- Attachments:** [Financial Analysis](#)
 [BWC Resolution No 26-1515](#)

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.

- 39 [RLH SAO 26-90](#) Making finding on the appeal of Rich C. Nelson to a nuisance abatement ordered for 2348 BUFORD AVENUE in Council File RLH SAO 26-84.
- Sponsors:** Coleman
- Attachments:** [2348 Buford Ave.appeal.8-20-26](#)
 [2348 Buford Ave.photos 8-14-26](#)
 [2348 Buford Ave.Nelson Ltr.8-28-26 \(SAO\)](#)
 [2348 Buford Ave.Yang email & photos 9-14-26](#)
- 40 [RLH SAO 26-94](#) Making finding on the appeal of Barbara Clark to a nuisance abatement ordered for 1552 CANFIELD AVENUE in Council File RLH SAO 26-77. (September 22, 2026 Legislative Hearing)
- Sponsors:** Coleman
- Attachments:** [1552 Canfield Ave.Clark Ltr.8-24-26 \(SAO\)](#)

- 41 [RLH SAO
26-92](#) Making finding on the appeal of Mary Roach to a nuisance abatement ordered for 1045 CHARLES AVENUE in Council File RLH SAO 26-78.
- Sponsors:** Bowie
- Attachments:** [1045 Charles Ave.Roach Ltr.8-28-26 \(SAO\)](#)
 [1045 Charles Ave.Yang email & photos 9-14-26](#)
- 42 [RLH SAO
26-96](#) Second Making finding on the appeal of Liam Magistad to a nuisance abatement ordered for 1597 CHARLES AVENUE in Council File RLH SAO 26-61.
- Sponsors:** Coleman
- Attachments:** [1597 Charles Ave.Magistad Ltr.7-31-26](#)
 [1597 Charles Ave.Photos 8-17-26](#)
 [1597 Charles Ave.Magistad Ltr.8-24-26](#)
 [1597 Charles Ave.Vang email 9-16-26](#)
- 43 [RLH SAO
26-63](#) Making finding on the appeal of Jane Myers nuisance abatement ordered for 1521 HAGUE AVENUE in Council File RLH SAO 26-58.
- Sponsors:** Bowie
- Attachments:** [1521 Hague Ave.Myers Ltr.7-17-26](#)
 [1521 Hague Ave.Martin email with photos 9-15-26](#)
- 44 [RLH SAO
26-80](#) Making finding on the Appeal of Kinnell Tackett to a nuisance abatement ordered for 444 JOHNSON PARKWAY in Council File RLH CO 26-4.
- Sponsors:** Johnson
- Attachments:** [444 Johnson Pkwy.Tackett Ltr.8-6-26](#)
- 45 [RLH SAO
26-66](#) Making finding on the appealed of Thomas Turbes to a nuisance abatement ordered for 2203 SELBY AVENUE in Council File RLH SAO 26-56.
- Sponsors:** Coleman
- Attachments:** [2203 Selby Ave.Turbes Ltr.7-10-26\(sao\)](#)
- 46 [RLH SAO
26-93](#) Making finding on the appeal of Barry Campbell to a nuisance abatement ordered for 449 VAN DYKE STREET in Council File RLH SAO 26-71.
- Sponsors:** Johnson
- Attachments:** [449 Van Dyke St.Campbell Ltr 8-13-26](#)
- 47 [RLH AR 26-62](#) Ratifying the assessment for Demolition of Vacant, Nuisance and/or Hazardous Structure from the month of June 2026. (File No. J2608C, Assessment No. 262007)
- Sponsors:** Noecker
- Attachments:** [262007.J2608C- Ratification Assessment Roll](#)

ADJOURNMENT

City Council meetings are open for in person attendance, but the public may also comment on public hearing items in writing. 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:

Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us or CouncilHearing@ci.stpaul.mn.us. Live testimony will be taken in person in the Council Chambers.

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 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.