



SOUTH ST. PAUL CITY COUNCIL MINUTES OF DECEMBER 1, 2025

1. CALL TO ORDER

Mayor Jimmy Francis called the regular meeting of the City Council to order at 7:00 PM on Monday, December 1st, 2025.

2. ROLL CALL

Present: Tom Seaberg, Todd Podgorski, Matt Thompson, Joe Kaliszewski, Jimmy Francis, Pam Bakken, Lori Hansen

Absent: None

Staff Present:

Ryan Garcia, City Administrator

Kori Land, City Attorney

Deanna Werner, City Clerk

Mike Running, Police Commander

Clara Hilger, Director of Finance

Monica Miller, Associate City Planner

Kelsey Gelhar, City Engineer

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

6. CITIZEN'S COMMENTS

Comments are limited to 3 minutes in length.

7. APPROVAL OF AGENDA

Moved by: Tom Seaberg / Lori Hansen

Moved: To approve Agenda as presented.

Vote: 7 ayes / 0 nays, motion Passed

8. CONSENT AGENDA

All items listed on the Consent Agenda are items, which are considered routine and will be approved by one motion. There will be no separate discussion of these items unless requested by a member of the governing body or citizen, in which case the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

A. City Council Meeting Minutes of :

11/17/2025 Council Meeting

11/24/2025 Council Work Session

B. Accounts Payable

- C. Business Licenses
- D. Declaring Property Surplus and Authorize the Sale of Such Property
- E. Approve Application for FY 2026 Dakota County Community Development Block Grant Funding
- F. 2026 City of South St. Paul Meetings Calendar
- G. Joint Powers Agreement with Dakota County for Emergency Management Services
- H. Joint Powers Agreement - Dakota County Domestic Preparedness Committee
- I. Accept the 2025 3rd Quarter Financial Report
- J. Approve Amendment #3 to Preliminary Development Agreement with ZAS, LLC

Moved by: Joe Kaliszewski / Matt Thompson

Moved: To approve the Consent Agenda as presented.

Vote: 7 ayes / 0 nays, motion Passed

9. ITEMS REMOVED FROM CONSENT AGENDA

10. PUBLIC HEARINGS

- A. Public Hearing - Payable 2026 Tax Levies and Budgets

Moved by: Pam Bakken / Joe Kaliszewski

Moved: To Approve Resolution 2025-141, adopting Property Tax Levy in the amount of \$18,530,136 Public Hearing - Payable 2026 Tax Levies and Budgets,

Vote: 7 ayes / 0 nays, motion Passed

Moved by: Tom Seaberg / Matt Thompson

Moved: To Approve Resolution 2025-142, adopting 2026 EDA Tax Levy in the amount of \$442,568.

Vote: 7 ayes / 0 nays, motion Passed

Moved by: Matt Thompson / Todd Podgorski

Moved: To Approve Resolution 2025-143, adopting 2026 HRA Tax Levy in the amount of \$451,600.

Vote: 7 ayes / 0 nays, motion Passed

Moved by: Joe Kaliszewski / Lori Hansen

Moved: To Approve Resolution 2025-144, adopting the 2026 Operating Budgets.

Vote: 7 ayes / 0 nays, motion Passed

- B. 2026 Liquor License Renewals

Moved by: Lori Hansen / Tom Seaberg

Moved: To Approve Resolution 2025-137, Renewing 2026 Liquor Licenses.

Vote: 7 ayes / 0 nays, motion Passed

- C. Public Hearing to consider a Consumption & Display Permit at 421 Marie Ave.

Moved by: Lori Hansen / Pam Bakken

Moved: To Approve a Consumption and Display Permit for Hilltop Event Center, location at 421 Marie Ave., South St. Paul.

Vote: 7 ayes / 0 nays, motion Passed

11. GENERAL BUSINESS

- A. First Reading: Ordinance Repealing the Shoreland Overlay District and Adding Impervious Surface Standards to MRCCA

Council Member Seaberg offered for a first reading an Ordinance Repealing the Shoreland Overlay District and Adding Impervious Surface Standards to MRCCA

- B. Marie Avenue Reconstruction Project Phase 2 — Receive Feasibility Report and Call for Public Hearing

Moved by: Joe Kaliszewski / Todd Podgorski

Moved: To Approve Resolution 2025-140, to receive the Feasibility Report and Call for a Public Hearing for the Marie Avenue Reconstruction Project Phase 2.

Vote: 7 ayes / 0 nays, motion Passed

- C. Adoption of the 2026 Fee Schedule

Moved by: Pam Bakken / Matt Thompson

Moved: To Approve Resolution 2025-145, Adoption of the 2026 Fee Schedule

Vote: 7 ayes / 0 nays, motion Passed

- D. Approval of Ordinance 1436, Updating Zoning Rules for Accessory Parking Lots and Parcels with Multiple Principal Buildings

Moved by: Lori Hansen / Matt Thompson

Moved: To approve Ordinance 1436, Updating Zoning Rules for Accessory Parking Lots and Parcels with Multiple Principal Buildings

Vote: 7 ayes / 0 nays, motion Passed

- E. Approve Purchase Agreement for 101 - 109 Warburton Street East, Resolution 2025 - 147

Moved by: Tom Seaberg / Joe Kaliszewski

Moved: To Approve Resolution 2025-147, a Purchase Agreement for 101 - 109 Warburton Street East.

Vote: 7 ayes / 0 nays, motion Passed

12. MAYOR AND COUNCIL COMMUNICATIONS

13. ADJOURNMENT

Moved by: Tom Seaberg / Pam Bakken

Moved: To Adjourn

Vote: 7 ayes / 0 nays, motion Passed

The meeting was adjourned at 9:08 PM.



/s/: Deanna Werner
City Clerk

