

:12South St. Paul City Council Work Session

Session Notes for December 8, 2025

1. CALL TO ORDER

Mayor Francis called the City Council Work Session to order at 7:00 PM on December 8, 2025

No formal Council Action is taken at a work session meeting, this is a summary of discussion that took place.

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

Planning Commissioners Present (Items 2-A & 2-B): Geoff Fournier, Brianne Miller, Andrew Hoffman

Staff Present: Ryan Garcia, City Administrator, Brian Wicke, Police Chief, Michael Healy, City Planning and Zoning Manager.

2. DISCUSSION ITEMS

A. Joint Worksession: PUD Concept Plan Review for Industrial Infill Project at 1201/1301 Concord Street South

Mr. Healy introduced the preliminary concept proposed by Jadian IOS to acquire the property for an engineering office, maintenance shop, and equipment and vehicle storage facility for lease to Q3 Contracting. Councilmembers and Plan Commissioners indicated support for the concept, with an expectation that the comments and suggestions outlined in Mr. Healy's memo form the framework for the formal submittal and approval process, should the developer choose to move forward. Members were particularly interested in tying all flexibility that might be sought to a firm and binding commitment – through a development agreement – from the developer to construct the proposed building on a specific timeline. Mr. Healy advised that a next step would be a full site plan and PUD submittal and approval, likely in the 1st Quarter 2026, which would receive a public hearing at the plan commission prior to potential consideration for approval at the City Council.

B. Discussion on Zoning Rules for Temporary Storage Containers and Temporary Structures at Industrial Businesses

Mr. Healy shared that two businesses in the Bridgepoint Business Park have recently been identified as having exterior storage practices that are not in compliance with their approvals or city code. Mr. Healy provided an overview of an option that would modify zoning standards to allow for the potential temporary utilization of storage containers or other temporary structures in industrial areas in cases where businesses met, exceeded or committed to making changes to exceed the I-1 District's Floor Area Ratio (FAR) standard of 0.2. Council and Commissioners supported carefully crafting ordinance standards that encouraged and even incentivized increased FAR in the industrial area.

C. Council Compensation Discussion

Mr. Garcia provided an update on Mayor and Council compensation and sought guidance from Council as to whether there was support for modifying these figures, which were last adjusted in January 2017. Councilmembers asked Mr. Garcia to return to a future Worksession with additional analysis but generally the consensus was that some adjustment to compensation was desirable.

D. Councilmember Board and Commission Appointments

Mr. Garcia advised that the South Metro Fire Department Board and NDC4 Board appointments were up at the end of 2025. Both seats are two-year terms, and Council supported bringing the matter forward at the next Council business meeting to consider the reappointment of Mayor Francis to the South Metro Fire Department Board and Councilmember Kaliszewski to the NDC4 Board.

E. Supervisory Association Performance Pay Recommendations

Mr. Garcia shared recommendations for performance pay awards for 2025 in accordance with the Supervisory Association Contract. The recommendations were to be included for consideration at the next Council business meeting.

3. COUNCIL COMMENTS & QUESTIONS

There were none.

4. ADJOURNMENT

There being no further business to come before the City Council at the regular work session meeting, Mayor Francis declared the meeting adjourned at 9:12 PM.

Respectfully submitted,
/s/: Ryan Garcia
City Administrator