



CITY COUNCIL MEETING

Municipal Center Council Chambers

1616 Humboldt Ave, West St. Paul, MN 55118

Monday, December 8, 2025

6:30 PM

1. Call to Order

2. Roll Call

One or more members of the City Council may be joining remotely.

3. Pledge of Allegiance

4. Adopt the Agenda

5. Community Comments - In Person

Individuals may address the City Council about any item of city business not included on the regular agenda. Speakers are requested to come to the podium and state their name and address for the Clerk's record. Generally, the City Council will not take official action on items discussed at this time but may, typically, refer the matter to Staff for a future report or direct that the matter be scheduled on an upcoming agenda.

6. Community Comments - Phone Line

Individuals may address the City Council about any item of city business not included on the regular agenda. Speakers are requested to state their name and address for the Clerk's record. Generally, the City Council will not take official action on items discussed at this time but may, typically, refer the matter to Staff for a future report or direct that the matter be scheduled on an upcoming agenda.

7. Council Comments

8. Proclamations, Presentations and Recognitions

A. 2025 Good Neighbor Awards

Documents:

[CITY COUNCIL ACTION ITEM - GOOD NEIGHBOR AWARDS.PDF](#)

[ATTACHMENT - POWERPOINT 2025 GOOD NEIGHBOR AWARDS.PDF](#)

9. Consent Agenda

Items on the Consent Agenda are considered routine and are voted on in one motion by

the Council. Any items that require further discussion or a separate vote may be removed from the consent agenda by a council member or a member of the community and placed on the regular agenda.

A. Approve City Council Meeting Minutes of November 24, 2025

Documents:

[11.24.25 COUNCIL MINUTES.PDF](#)

B. City Business Licensing

Documents:

[CITY LICENSING 12-8-25 - UPDATED.PDF](#)

C. List of Claims for December 8, 2025

Documents:

[CITY COUNCIL ACTION ITEM - LIST OF CLAIMS 12.08.25.PDF](#)

D. Donations to the City

Documents:

[CITY COUNCIL ACTION ITEM - ACCEPT DONATIONS TO THE CITY.PDF](#)
[RESOLUTION - DONATIONS TO THE CITY.PDF](#)

E. Consultant Contract for the Thompson Avenue Drainage Improvements Project 24-6

Documents:

[COUNCIL ACTION ITEM - CONSULTANT CONTRACT CP 24-6.PDF](#)
[ATTACHMENT - CP 24-6 LOCATION MAP.JPG](#)

F. Joint Powers Agreement with Dakota County for the Wentworth Avenue Trail Project 24-4

Documents:

[CITY COUNCIL ACTION ITEM - JPA DAKOTA COUNTY WENTWORTH TRAIL PROJECT 24-4.PDF](#)
[ATTACHMENT - DAKOTA COUNTY JPA CP 24-4.PDF](#)

G. JPA Renewal with Dakota County for Emergency Management Services

Documents:

[CITY COUNCIL ACTION ITEM - JPA RENEWAL FOR EMERGENCY MANAGEMENT SERVICES.PDF](#)
[2026 JPA-WEST ST. PAUL.PDF](#)

H. Approval of Application Submittal for FY2026 Community Development Block Grant (CDBG)

Documents:

[CITY COUNCIL ACTION ITEM - FY2026 CDBG APPLICATION.PDF](#)
[ATTACHMENT - FY2026 CDBG APPLICATION.PDF](#)
[RESOLUTION - FY2026 CDBG APPLICATION.PDF](#)

I. Designation of Official City Newspaper for 2026

Documents:

[CITY COUNCIL ACTION ITEM - DESIGNATION OF OFFICIAL CITY
NEWSPAPER FOR 2026.PDF](#)

J. 2026 City Meeting Calendar

Documents:

[CITY COUNCIL ACTION ITEM - 2026 CITY MEETING CALENDAR.PDF](#)
[DRAFT 2026 MEETING CALENDAR.PDF](#)

10. **150 Thompson Avenue**

A. Authorization for Bond Sale - Refinancing Bonds for 150 Thompson

Documents:

[CITY COUNCIL ACTION ITEM - AUTHORIZATION FOR BOND SALE -
REFINANCING BONDS FOR 150 THOMPSON PROPERTY.PDF](#)
[RESOLUTION - REFUNDING 150 THOMPSON BONDS.PDF](#)

B. Prevailing Wage Clarification - 150 Thompson Project

Documents:

[CITY COUNCIL ACTION ITEM - PREVAILING WAGE CLARIFICATION - 150
THOMPSON PROJECT.PDF](#)
[RESOLUTION - PREVAILING WAGE EXCEPTION.PDF](#)

C. Public Hearing - Resolution Approving a Modification to the Redevelopment Plan for
Redevelopment Project 1 and a Tax Increment Financing District No. 1-6 (Greco)
Establishment of Tax Increment Financing District 1-6 (Greco)

Documents:

[CITY COUNCIL ACTION ITEM - TIF DISTRICT APPROVAL.PDF](#)
[ATTACHMENT - EHLERS MEMO TIF DISTRICT APPROVAL.PDF](#)
[RESOLUTION - TIF DISTRICT APPROVAL.PDF](#)
[ATTACHMENT - GRECO TIF PLAN.PDF](#)

D. Resolution Approving a Development Agreement with WestSP Development Partners
(Greco) for the Redevelopment of 150 Thompson Ave E, 1520 Robert St, 1554-1565
Crawford Dr, and 1556-1564 James Ave

Documents:

[CITY COUNCIL ACTION ITEM - GRECO DEVELOPMENT AGREEMENT.PDF](#)
[RESOLUTION - GRECO DEVELOPMENT AGREEMENT.PDF](#)
[ATTACHMENT - GRECO DEVELOPMENT AGREEMENT.PDF](#)

11. **Budget**

A. Public Hearing - 2026 Budget Hearing

B. 2026 Budget, Levy, CIP/CEP, and Fee Schedule

Documents:

2026 BUDGET DOCUMENT.PDF
ATTACHMENT 1 - RESOLUTION - 2026 BUDGET AND TAX LEVY.PDF
ATTACHMENT 2 - 2026 BUDGET DETAIL.PDF
ATTACHMENT 3 - 2026 CONSOLIDATED CIPCEP FINAL.PDF
ATTACHMENT 4 - 2026-35 LONG TERM PROJECTIONS W PROPERTY TAX
IMPACTS.PDF
ATTACHMENT 5 - 2026-35 LONG TERM PROJECTIONS W FDPD.PDF
ATTACHMENT 6 - 2026 FINAL FEE SCHEDULE.PDF

12. Charter Amendments

- A. Public Hearing - Final Reading - Ordinance Amending City Code Section 95.55 -
Pertaining to Vacation of Streets and Use of Public Right of Way (cont. from 11/24/25)

Documents:

CITY COUNCIL ACTION ITEM - ORDINANCE AMENDMENT - CITY CODE
SECTION 95.55 - PERTAINING TO VACATION OF STREETS AND USE OF
PUBLIC RIGHT OF WAY.PDF
ORDINANCE AMENDMENT - CITY CODE SECTION 95.55.PDF

- B. Public Hearing - Final Reading - Ordinance Amending Charter Section 12.06 - Pertaining
to Vacation of Public Right of Way (cont. from 11/24/25)

Documents:

CITY COUNCIL ACTION ITEM - CHARTER AMENDMENT - ORDINANCE
AMENDING CHARTER SECTION 12.06.PDF
CHARTER AMENDMENT - ORDINANCE AMENDING CHARTER SECTION
12.06 RELATED TO VACATION OF PUBLIC RIGHT OF WAY.PDF
ATTACHMENT - CITY ATTORNEY MEMO TO CHARTER COMMISSION
(SAME FOR ALL CHARTER RELATED ITEMS).PDF

- C. Public Hearing - Final Reading - Charter Amendment - Ordinance Amending Charter
Section 12.01 - Pertaining to Official Publications (cont. from 11/24/25)

Documents:

CITY COUNCIL ACTION ITEM - ORDINANCE AMENDING CHARTER
SECTION 12.01.PDF
CHARTER AMENDMENT - ORDINANCE AMENDING CHARTER SECTION
12.01.PDF

- D. Public Hearing - Final Reading - Charter Amendment - Section 2.08 - Pertaining to
Investigation of City Affairs (cont. from 11/24/25)

Documents:

CITY COUNCIL ACTION ITEM - CHARTER AMENDMENT - SECTION 2.08 -
PERTAINING TO INVESTIGATION OF CITY AFFAIRS.PDF
CHARTER AMENDMENT - ORDINANCE AMENDING CHARTER SECTION
2.08.PDF

- E. Public Hearing - Final Reading of an Ordinance Amending Charter Sections 5.05, 5.11
and 5.13 Pertaining to Forms of Petitions, Referendum Petitions and Recall Elections

Documents:

CITY COUNCIL ACTION ITEM - CHARTER AMENDMENT - ORDINANCE

13. Adjourn

If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting.

Si usted desea que alguna parte del paquete de esta agenda sea traducida al Español, por favor solicítelo al social@wspmn.gov.

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