

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 26-

**RESOLUTION APPROVING RENTAL LICENSE APPLICATION
FOR THE PROPERTY LCOATED AT 97 ORME STREET EAST AS A PROVISIONAL
LICENSE**

WHEREAS, 97 Orme Place LLC is the property owner (the “Owner”) of the 10-unit apartment building located at 97 Orme Street East located in West St. Paul (the “Property”); and

WHEREAS, the Owner has been operating without a valid rental license since June 1, 2025; and

WHEREAS, the City has issued four (4) administrative citations with fines totaling \$5,500 for operating without a rental license; and

WHEREAS, the Owner recently submitted a new rental license application for their 2025 license, including payment of all required fees on July 16, 2025; and

WHEREAS, all required rental inspections have been completed and passed; and

WHEREAS, in review of the license, staff learned of two city code violations and excessive police calls and nuisance activity on or about the Property, as well as reviewed police documented criminal activity engaged in by Owner’s tenants, in and around the Property; and

WHEREAS, staff informed the Applicant that the City Council would consider the Applicant’s new license application at the February 9, 2026 City Council meeting, staff planned to recommend approval as a provisional license, and that, pursuant to Section 110.12 of the City Code, Applicant would have the opportunity to be heard regarding the license recommendation; and

WHEREAS, on February 9, 2026, the Council reviewed the rental license application during which the City staff presented its evidence with respect to the Property and the Owner’s representative was given an opportunity to be heard; and

WHEREAS, following the staff presentation, and Council review, the Council moved to approve the rental license for the Property as a provisional license; and

WHEREAS, the Council hereby makes the following Findings of Fact to support its motion on the license:

FINDINGS OF FACT

1. The Council hereby incorporates the memo from the Community Development Director and the supporting documentation into these Findings of Fact.
2. From the period starting June 1, 2024, through May 31, 2025, the Police Department responded to 20 total police calls, 0 of which qualify as valid nuisance police calls to the Property. Since June 1, 2025, the City had responded to 61 total police calls, 8 of which were valid nuisance calls. The valid nuisance calls include disturbances/disorderly conduct and weapons.
3. At the February 9, 2026 rental license application review, staff walked the Council through its report and their recommendation for a provisional license with a mitigation plan.
4. At the February 9, 2026 rental license application review, a representative of the Owner was present and submitted testimony, documentation and evidence for the Owner's position.
5. Following the rental license application review, the Council approved a rental license for the Property, as a provisional license, with an approved mitigation plan.

NOW, THEREFORE, BE IT RESOLVED that based on the evidence presented at the rental license application review, the Council hereby approves the 2025 rental license application for the Property as a provisional license with a mitigation plan based on the following:

1. The Owner has been operating the Property without a valid rental license since June 1, 2025.
2. The Owner has been operating the Property in such a manner which has permitted excessive public safety calls, and criminal activity in and around the property, creating safety concerns.
3. Section 110.12(a)(3) of City Code justifies a provisional license when a property has generated more than three violations of city code or state statutes within the preceding 12-month period.
4. Based on the documented calls and activity, the Property has not only met the criteria in Code for a provisional license but also placed a burden on City resources.
5. As a result, the evidence presented to and considered by the Council supports adoption of a mitigation plan that adds security measures and better collaboration with law enforcement.

NOW, THEREFORE, BE IT RESOLVED that the Council adopts the following mitigation plan:

1. The Owner shall provide a copy of their standard lease.
2. The Owner must include in their lease conditions a provision clearly defining the maximum number of days a guest can stay before being considered a long-term guest or regular occupant and outlining the notification procedure regarding these guests or other occupants.
3. The Owner must include a provision in their lease requiring regular adult occupants or long-term guests to be added to the lease agreement.
4. The Owner must include a provision in their lease that any long-term guest, upon being considered an occupant, must undergo the same screening process as the original tenant(s).
5. The Owner must conduct background check on every manager employed, or applying to be employed, by the landlord as required under state law.
6. The Owner shall require all tenants to sign the lease. Adult regular occupants are considered tenants for purposes of this requirement and Owner shall require adult regular occupants to also sign the lease.
7. The Owner shall review the existing digital security camera system in the common areas of the buildings and outside the building with the Police Department by March 31, 2026. Should the Police Department recommend additional security cameras be installed, the Owner shall be required to install additional cameras. In addition, the Owner shall provide the Police Department with remote access to any security recordings within 24 hours of a request of law enforcement who are making the request while engaged in the performance of their lawful duties. The Owner shall post conspicuous signage in the common areas of the building warning that the premises are under surveillance by the owner or the owner's employees.
8. The Owner shall work with the Police Department to resolve issues with tenants who receive nuisance warning letters and citations.
9. The Owner shall issue a trespass notice to all individuals who are not tenants, tenants' guests or tenant's licensees at the property. The Owner shall provide a copy of such trespass notice to the Community Development Department and the Police Department.
10. The Owner shall provide the City contact information for emergency situations.
11. The Owner shall pay the remaining balance of outstanding administrative citation fees (\$4,500) within 30 calendar days for the issuance of the license.

12. The Owner shall pay a one-time fee of \$1200 to cover the City's cost of monitoring the mitigation plan within 30 calendar days of the issuance of the license.
13. Should the property be sold to the perspective new buyer during the term of the 2025-26 rental license, the new owner shall apply for a new rental license per ordinance.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 9th day of February 2026.

Attest:

David J. Napier, Mayor

Nicole Tillander, City Clerk