



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Minutes - Final

### Legislative Hearings

*Marcia Moermond, Legislative Hearing Officer*  
*Mai Vang, Hearing Coordinator*  
*Joanna Zimny, Executive Assistant*  
*legislativehearings@ci.stpaul.mn.us*  
*651-266-8585*

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Tuesday, March 31, 2026

9:00 AM

Room 330 City Hall & Court House/Remote

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#### 9:00 a.m. Hearings

##### Remove/Repair Orders

- 1     **RLH RR 26-5**     Ordering the rehabilitation or razing and removal of the structures at 299 SHERBURNE AVENUE within fifteen (15) days after the April 15, 2026, City Council Public Hearing. (April 14, 2026 Legislative Hearing)

Sponsors:     Bowie

*Layover to LH April 14, 2026 at 9 am. CCIR ordered and PD posted by no later than COB Monday April 13th. (CPH 4/15)*

*Shelly Tesch, owner, appeared*  
*Thomas Barter, owner, appeared*  
*Matt Heimann, potential purchaser, appeared*

*Hoffman: there are 3 vehicles in the back that need to be moved. No Code Compliance application and no Performance Deposit posted. Been maintained other than the vehicle situation with the neighbor, nothing new has come up.*

*Moermond: can you talk about a manager's tow?*

*Hoffman: what you can do is contact parking enforcement and ask for a manager's tag. They'll send an enforcement officer, and they will tag and tow, at no cost to you, but you have to meet them there. Whoever gets them out of impound would be responsible for the cost.*

*Moermond: call 291-1111 and ask for parking enforcement. Warn your neighbor, give them a deadline, then tell them they'll be at impound.*

*Hoffman: if \*I\* have to do it, the cost is assessed to your property. That's why I'm saying to call for that.*

*Heimann: I am interested in purchasing. I'm working with a couple contractors to see about potential cost of renovations and the cost analysis. I've done a Category 3 in the past and a couple of Category 2's. I do know there are some hurdles, it is full of stuff and inspectors can't do their inspection. It will be about \$10,000 in just dumpsters. About 10 dumpsters. Ramsey County tax is \$28 and it is mixed, not just construction.*

*That's even before the Code Compliance report and you even approving. They're working on getting me costs. The ARV is not high in that area (After repair value). It would be in the \$240,000 range for selling. Leaves little room for profit. The last-ditch effort would be to find another person like me that would be willing to do all the painting and trim work and things like that themselves. Those are my options now.*

*Moermond: how did you get connected?*

*Heimann: I've been watching the different Vacant Buildings. Been a couple of years. Was trying to find another one.*

*Moermond: have you sought anyone else to look at it?*

*Barter: yes. Once they found out the work they didn't proceed. Once the City put the abatement on it, it has been broken into constantly. I've got a part time job now again and I'm trying to keep that job. This is taking time out of that and I keep having to make excuses to the boss.*

*Moermond: I understand, you have a lot of balls in the air. I think we want to get those numbers from your contractor. You'll be flying blind a bit in terms of the cleanout.*

*Heimann: I did talk to Clint Zane and the electrical contractor because the house has some unique properties. I saw it wasn't HPC.*

*Moermond: let's see if you can't get some bids. How long did your contractor say?*

*Heimann: this week, but they weren't very optimistic when they went through. I'd like to get the 3 main trades, since it would be all new. It is the building side that's a bit tricky. The whole roof has to be reframed since it has leaked; it is a flat roof.*

*Moermond: if you get numbers and want to slow this process down I'm going to ask for that Code Compliance Inspection Report applied for and Performance Deposit posted by no later than April 13th. It has a Council Public Hearing April 15th. If those are done, let's keep talking. We'll use that as whether or not we stop action on it. I'm happy to do that, but I need you to be in it.*

*Heimann: the Code Compliance Inspection applied for but not necessarily cleaned out?*

*Moermond: talk to Clint about what would be acceptable. Definitely application made though and Performance Deposit. Then we'd start putting in performance expectations. Things to show you're in.*

*Barter: the antiques are pretty much destroyed now. I walked through part with Matt. They absolutely destroyed it.*

*Moermond: I'm sorry. Let's talk again April 14th. We can do it by phone if that's easier for your job. I don't want to make this worse for your life than it already is.*

*Heimann: I was reviewing the assessments for the property and I did see the garbage and recycling have been assessed for multiple years, but I don't know if they've been used, I don't think they have. I know Tom said he called.*

*Barter: I've never used it.*

*Moermond: I don't know what the communication was between you and hauler and Public Works. I do know every assessment letter comes with information on how to appeal. The thing is there are WAY past now. Once it is already on your tax bill I don't have a lot I can do. [staff gives a Unoccupied Dwelling Registration Form to property owner]*

**Referred to the City Council due back on 4/15/2026**

## 10:00 a.m. Hearings

### Special Tax Assessments

- 2**      **RLH TA 26-46**      Deleting the Appealed Special Tax Assessment for property at 1855 ASHLAND AVENUE. (File No. J2607B, Assessment No. 268106)

**Sponsors:**      Coleman

*Delete the assessment.*

*Voicemail left at 9:38 am: this is Marcia Moermond from St. Paul City Council calling Nelson Rhodus about a tax assessment for boarding at the property in November. We'll try you back in a few minutes.*

*Voicemail left at 9:47 am: this is Marcia Moermond from St. Paul City Council calling Nelson Rhodus again. I've reviewed the file, fire report, and your emails and I'm inclined to recommend deletion of the assessment for boarding the garage. This is a garage, not your house, and you were onsite. Staff will send you a follow up email so you have that in writing as well.*

**Referred to the City Council due back on 4/15/2026**

- 3**      **RLH TA 26-65**      Deleting the Appealed Special Tax Assessment for property at 705 FOURTH STREET EAST (705 4TH STREET EAST). (File No. J2607B, Assessment No. 268106)

**Sponsors:**      Johnson

*Delete the assessment (to be assessed to correct property).*

*No one appeared*

*Moermond: assessment was sent to wrong address in error. The work crew had the right address. Maybe a typo.*

*Hoffman: the invoice was correct. It was entered incorrectly in the assessment.*

*Moermond: so recommend deletion and it will be billed to the correct party.*

**Referred to the City Council due back on 4/15/2026**

- 4**      [RLH TA 25-421](#)      Ratifying the Appealed Special Tax Assessment for property at 1846 MONTREAL AVENUE. (File No. VB2601, Assessment No. 268900) (Refer to March 31, 2026 Legislative Hearing)

Sponsors: Jost

Layover to LH April 14th, 2026 at 9 am (unable to reach PO).

Voicemail left at 9:46 am: this is Marcia Moermond from St. Paul City Council calling Christopher Cheney about the Vacant Building fee you appealed. I'll try you back in a little bit and hopefully talk with you at that time.

Voicemail left at 10:07 am: this is Marcia Moermond from St. Paul City Council calling Mr. Cheney again about the assessment for the Vacant Building fee. July 2024- July 2025. I'm going to talk to you in 2 weeks, April 14th between 9 and 10:30 am, no later than that.

**Laid Over to the Legislative Hearings due back on 4/14/2026**

**5 RLH TA 26-62** Ratifying the Appealed Special Tax Assessment for property at 799 UNIVERSITY AVENUE WEST. (File No. J2608B, Assessment No. 268107)

Sponsors: Bowie

Approve the assessment.

Hai Truong, owner, appeared via phone

Moermond: looks like we had a crew out in December to deal with some bricks on the façade. [Moermond gives background of appeals process]

Staff report by Supervisor James Hoffman: St. Paul Fire Department was on site doing a training exercise and found several loose bricks along the west side of the property. They contacted us to abate as an emergency situation. I personally posted the property and sent out a letter and it had a 2 day deadline, then Rest Pro went out and rented a lift and removed the bricks that were hazardous to someone walking by on the sidewalk.

Truong: I went out when I got notice, but I didn't get notice until the 21st and I went there with Keith Demarest to rectify right when I got it and it was already done. Keith didn't even get his, I have a letter from him saying that. Usually when I get something I go right away. It was already done because--- I did email James Hoffman at your email and didn't get a reply about the situation either.

Moermond: let's walk through the dates. The order was issued November 18th. Compliance date was "immediate action"—the 20th.

Truong: I didn't get the letter---even Keith didn't get his stuff until the 20th. I got my letter on the 21st and went straight there and it was done. He actually ended up calling me. I didn't even get a call to rectify it. I got no notice or chance to fix it by the time they did it.

Moermond: it was an emergency so they acted pretty quickly due to the risk. I agree that it was a fast turnaround and they were out by the 21st. That's very fast. Sometimes it is the same day. What are you looking for today?

Truong: I was ready to take care of it without incurring this cost assessed to me. I didn't get notice in order to rectify it. Not a call and didn't get my letter until the 21st. It

was too late.

*Moermond: Keith isn't in the mix for me, it doesn't matter what he got or didn't get.*

*Truong: just an example.*

*Moermond: and that's the nature of an emergency. It was the St. Paul Fire Department that identified this as a hazard.*

*Hoffman: they went through Fire Safety Manager Neis who contacted me and I posted the property, tried to call, sent the letter. Posted it, took the photos, and called Rest Pro to deal with it after 9 am on November 20th, which they did.*

*Truong: you said you called me? I never received a call in any of these situations. I'm trying to figure that out.*

*Moermond: it seems like Fire was the middle men, they really should have reached directly out to Mr. Hoffman and his team. Either way, message received, staff got on it. The issue here is whether this is an emergency that merited an action this quickly. If the St. Paul Fire Department identifies it as a hazard and needs to be dealt with right away and I'm in a rough spot trying to counter that determination. I know you didn't have time to deal with it; at the same time it was a public safety hazard. I'm going to recommend approval of the assessment. The Council Public Hearing is April 15th so you can talk to Council about it then if you'd like and they may look at it differently than I do.*

**Referred to the City Council due back on 4/15/2026**

### Special Tax Assessments-Rolls

- 6 RLH AR 26-17** Ratifying the assessment for Demolition of Vacant, Nuisance and/or Hazardous Structure from the month of December 2025. (File No. J2602C, Assessment No. 262001)

**Sponsors:** Noecker

**Referred to the City Council due back on 5/6/2026**

- 7 RLH AR 26-18** Ratifying the assessment for Demolition of Vacant, Nuisance and/or Hazardous Structure from the month of December 2025. (File No. J2603C, Assessment No. 262002)

**Sponsors:** Noecker

**Referred to the City Council due back on 5/6/2026**

### 11:00 a.m. Hearings

#### Summary & Vehicle Abatement Orders

- 8 RLH SAO 26-25** Appeal of Shannon Strain to a Summary Abatement Order and Vehicle Abatement Order at 412 WHITE BEAR AVENUE NORTH.

Sponsors: Johnson

*Grant to April 20 for tabs, grant to May 1 for compliance on condition the pool is drained by end of date Friday, April 3rd. Separate orders to be issued by Fire C of O.*

*Shannon Strain, tenant, appeared*

*Tyron Spann, tenant, appeared*

*[Moermond gives background of appeals process]*

*Staff report by Supervisor Lisa Martin: there is a Summary Abatement Order issued March 11 to owner in Woodbury to remove and dispose of scattered trash, pools, pallets, tarps, beds, rugs and miscellaneous debris. Compliance date was for March 17th. We did include information on bulky item pickup and mattress pickup for free recycling. We also have a Vehicle Abatement Order issued March 11 to owner and occupant for a Black Chevy lacking current tabs, flat tires, may have had a tent structure over it at one point which isn't allowed, appeared undrivable. Compliance date of March 17th.*

*Moermond: June 24 tabs?*

*Martin: yes.*

*Moermond: you said it is drivable but can't be driven in the winter because of custom 24" tires. Had recent surgery and was on lifting restrictions.*

*Strain: we just recently got the car moved. The order happened to be the day we had the big snowstorm. It is moved now. I know there is no grass in the area. The landlord had tarred it. We did move it to the driveway.*

*Moermond: I don't see any asphalt in the photos. Maybe it is deep under leaves? But I don't see it and probably neither did the inspector.*

*Martin: the owner never did receive approval of any driveway extension. Need to make sure it isn't across sidewalk for parking.*

*Moermond: while the surfacing itself would normally be a file product for parking, you need a site plan to be approved by the City to do that.*

*Martin: this is a very busy street. That may be something you would want to talk to the owner about, getting a site plan because I know it is hard to park there.*

*Moermond: I don't think they'd have an issue getting that approved. City looks at setbacks and runoff issues, things like that.*

*Strain: we've parked there for nearly 10 years. This is the first time we've gotten orders on it.*

*Moermond: no doubt because the vehicle had some red flags. Are there current tabs on it?*

*Strain: that's the last thing we have to do.*

*Martin: we'll just need a compliance date for the tabs, as long as it is operable we're good.*

*Moermond: let's say done by April 20th. Let's talk about the parking surface---keep it on the regular driveway until that gets squared away. That leaves us with a very messy backyard.*

*Strain: we've lived there 10 years and had the pool without issue. It is winterized---*

*Moermond: secure and well maintained and there are also fencing requirements.*

*Martin: I don't see fencing around the property with secure and locking gates, so the pool wouldn't be allowed.*

*Moermond: there's a hot tub, and then the wood sided one is the pool?*

*Spann: yes, we're getting rid of the plywood because it has sunk in. The coolers get used all winter.*

*Moermond: let's finish the pool discussion. The order itself says pools, so I'm thinking they thought the hot tub was a pool and labeled it that way.*

*Martin: must be in a professional state of maintenance. Have a four-foot fence. I haven't seen the back but the power lines are also a big thing.*

*Moermond: sounds like the intention of the department to make an order on the pool not as "garbage" but to comply with pool regulations.*

*Martin: the pool wasn't drained, it is bulging.*

*Spann: we typically flip it, so it was full of water and ice.*

*Martin: it looks damaged to me.*

*Moermond: so maybe both. Reasonably called out here because of damage. If you are going to have a pool it needs a secure fence 4 foot tall all the way around because we had a kid drown in just a few inches of water that wasn't fenced off. They will write it quickly. That's where that comes from. Minimum needs to be drained with no water in it. Right now. Then you can repair or remove it. Let's get the water out of there the best you can today, and then figure out a way to keep it out of there. In terms of removing or fencing?*

*Spann: fencing.*

*Strain: let's say removed or fencing by April 20th.*

*Spann: we had a car port back there where I have parties with my large family. It got blown over so I'd moved it.*

*Moermond: you do have a garage to store things?*

*Spann: I have 8 grills that are covered. I have four coolers next to it. I got all the pallets from work, I was going to make a bar, but now she wants to just burn them.*

*Martin: grills are fine as long as they're usable.*

*Strain: it said tarps, we weren't sure if that counted.*

*Martin: probably not. A big thing I saw was the egress by the stairs. That needs to be kept clear at all times.*

*Moermond: tables on sides.*

*Spann: they're 12 foot tables. I store them against the house but then when I have my events I put table cloths over them.*

*Strain: the tables by the recycling can got put into the garage.*

*Spann: the trash is picked up. Leaves were all blown and we're about to bag them. We'll empty out the pool first.*

*Moermond: and the pallets?*

*Spann: I have a stack in the corner of the yard. We're going to get rid of them.*

*Moermond: let's do a May 1 deadline, same date as pool decision.*

*Spann: is plywood fine? It gets muddy back there.*

*Moermond: if it won't grow grass maybe look at an alternative solutions. Wood chips or things like that so it isn't muddy but it isn't eroding.*

*Martin: that would be for the owner to figure out.*

*Moermond: let's say June 15th to have the mud and grass situation figured out. The extensions are granted on condition that the soil retention issue is addressed by June 15th because it isn't in the order itself.*

*Moermond: vehicle parts?*

*Spann: it is gone. It was a bumper I got from a cousin. It is gone.*

*Moermond: rugs May 1. Everything is May 1 except for draining pool and the grass. Can you just write a fresh order on the grass?*

**Referred to the City Council due back on 4/15/2026**

## 1:00 p.m. Hearings

### Vacant Building Registrations

- 9 RLH VBR 26-4** Appeal of Orzugul Kahramonova, Art Investment Group, to a Notice of Condemnation and Order to Remain Vacant plus Vacant Building at 759 SIMS AVENUE.

**Sponsors:** Yang

*Make property a Cat 1 VB and waive VB fee through May 11, 2026. If Fire C of O is reissued by May 11, 2026 release the property from the VB program.*

Orzugul Kahramonova, property management for Art Investment Group, appeared via phone

Moermond: following up with you after your inspection yesterday so we have some better information. I needed this to make a determination about the condemnation, the Vacant Building program and how it should be approached and what needs to be done before re-occupancy.

Staff update by Supervisor Keith Demarest: March 30th I returned to the property and met handyman Jerry and his wife at the time. Phil was with me as well. We conducted a full inspection. The findings listed several deficiencies including foam being used on exterior, flaking paint, broken and missing windows and screens, exposed electrical, exterior sanitation issues, bedding in basement without egress, water leaking from boiler, inappropriate plumbing for several sinks, damaged cabinets, rodent and insect infestation in upper unit including feces, holes in the walls throughout, missing smoke and carbons, missing carpeting, cover plates missing, flaking peeling paint on interior windows and an open gas line in the upstairs units appearing it would connect to a gas appliance. It is off but not capped. I sent that out yesterday afternoon.

Supervisor Dornfeld: nothing to add.

Moermond: you folks wanted to sell, yes?

Kahramonova: yes. I'm not sure if Mr. Demarest went into unit one on the first floor, that had been remodeled completely. Most of the issues come from the upper unit and the basement. There's so much damage in the upper level mainly is because of the tenant when we evicted them they did a lot of damage before they left. Our goal is to renovate them, not just touch ups, and list for sale on the market.

Moermond: I'm assuming you're good to go on this list and ready to start work since you're in the business.

Kahramonova: yes, we have been.

Moermond: this looks like a lot of deferred maintenance. What would you say about having the work done in 60 days?

Kahramonova: yes.

Moermond: when you have it done, you let him know, he can cross these things off and you can get your Fire Certificate of Occupancy. You will have that at point of sale, which is helpful. That also means I can waive the Vacant Building fee through May 11th. If you get that Certificate of Occupancy by now there is no Vacant Building fee. If not, it will be processed as an assessment. Category 1 Vacant Building and you have until May to get it signed off on.

**Referred to the City Council due back on 4/15/2026**

- 10 RLH VBR 26-5** Appeal of Minh Nguyen to a Notice of Condemnation and Order to Remain Vacant plus Vacant Building Notice at 1164 and 1166 CUMBERLAND STREET.

Sponsors: Kim

Deny the appeal and waive the VB fee for 90 days (to June 6, 2026). Property remains

a Cat 2 VB and requires CCI.

Minh Nguyen, owner, appeared  
Dalena Nguyen, daughter of owner, appeared  
Tanya Kim, Vietnamese interpreter appeared

[Moermond gives background of appeals process]

Staff report by Supervisor Keith Demarest: this is a side by side duplex. January 22, 2026 I received a complaint from the St. Paul Police Department. The complaint stated concerns of living conditions, over crowding, illegal bedroom and unsanitary. Our officers assisted other departments in the service of a search warrant. During the service of the warrant, several people living on the 1166 side were found to be without heat. Additional information stated there were 6 to 8 people living in the 1164 side. An inspection was done by me January 23, during that inspection the following items were found: illegal bedrooms in basement without egress, no smoke or carbon monoxide coverage, heavy content inside and outside the property. March 6, upon reinspection, of the property the same deficiencies were found. It was found the property provided immediate threat to life and safety. I placarded the building as condemned and ordered it boarded. Orders were issued to the property owner and I sent my report to the Vacant Building staff.

Moermond: when you said no smoke or carbon monoxide did you mean the entire building or the basement only?

Demarest: both, the entire building.

Nguyen: I was there for the reinspection as well.

Staff report by Supervisor Matt Dornfeld: was made a Category 2 Vacant Building on March 6, 2026 by me. At the time of inspection the house was vacant, boarded, and the yard was a disaster zone. Junk and scrap metal, wood, furniture everywhere. The garage vehicle door was broken and open to entry also. I ordered a Summary Abatement Order to cleanup the yard and due to safety concerns an immediate word order to secure the garage.

Nguyen: I rent out to relatives. They live there and didn't pay the rent. I warned them many times. They were evicted three times and they still live there due to legal involvement. They were evicted a year ago with 3 evictions. They live unsanitary, so I put things in the basement. I bought carbon monoxide detectors and gave it to them. I don't let more than a few people live there but each time the City comes to fix the place they wouldn't let me in. Those people have guns and the last time I was there with the officer. April 4th the people that live there can come back to take their belongings. It took one year for them to be out by eviction. I said I want to go in and fix it up but they wouldn't let me in. March 6 they wouldn't even let me in with the inspector, so the police escorted me.

Dalena Nguyen: we haven't been able to fix things inside because of the eviction case. They have until April 4 to make an appointment to get things out. We aren't supposed to touch things until that date. We're asking for more time to fix things because we can't enter without fear of being liable for their belongings until after April 4.

Moermond: is anyone living there now?

*Dalena Nguyen: no, it is vacant.*

*Moermond: can you go in and do repairs?*

*Nguyen: yes, but I need permission probably from you. I'm afraid to go in. I'd like to fix it up sooner than later, but now it is vacant and boarded so I don't know if I can go in.*

*Dalena Nguyen: and being liable for touching belongings of the previous tenants.*

*Moermond: Mr. Demarest when you were there were excessive items?*

*Demarest: yes, both inside and outside.*

*Moermond: you have a property that is condemned and ordered vacant, because it was condemned and boarded it gets referred to the Vacant Building program to be monitored. Last, you have an order to clean up the yard. My finding on the condemnation, the conditions clearly justify that. That means it is uninhabitable and no people can move in. I'm going to say the list of things to put people in again will be a little bit longer. The list before is what got you condemned. What Mr. Dornfeld said was he opened a Category 2 Vacant Building and that means it needs another inspection called a Code Compliance Inspection.*

*Nguyen: this is done before I fix the house?*

*Moermond: some repairs you can do now before you get that report, and some things you need that report for.*

*Dornfeld: you can clean, retrieve belongings, and do minor repairs that don't involve a permit. The Code Compliance Inspection Report consists of the four trades going through and creating a list of repairs.*

*Moermond: you would get that inspection report and need to make the repairs so all the items are addressed. That's the hardest part of what needs to be done.*

*Nguyen: then I hire someone to repair it?*

*Moermond: yes.*

*Nguyen: what about the fines every two weeks?*

*Moermond: there are no fines right now I'm aware of. There is an annual Vacant Building fee.*

*Nguyen: if I don't fix it up?*

*Moermond: it is based on you being in the Vacant Building program. Once the permits are closed then you get out of the Vacant Building program. I'm going to recommend the City Council waives the Vacant Building fee for 90 days, to June 6th. That means if you are all done by now, there would be no fee. If you aren't done, you will have a bill to pay but will be a tax assessment onto the property, and can be appealed as well. Then we can look at decreasing the fee downward for your time in the program.*

**Referred to the City Council due back on 4/15/2026**

**1:30 p.m. Hearings****Orders To Vacate - Fire Certificate of Occupancy**

- 11     **RLH VO 26-17**     Appeal of Jamie Rasmussen to a Correction Notice / 2nd Notice (which includes condemnation) at 1875 NEBRASKA AVENUE EAST.

**Sponsors:**     Yang

*Deny the appeal of the revocation of the Fire C of O and grant the appeal of the condemnation.*

*Jamie Rasmussen, daughter of owner, appeared  
David Guisenhoff, fiancé of owner, appeared*

*[Moermond gives background of appeals process]*

*Staff report by Supervisor Keith Demarest: this is a single-family home. Ramsey County show owner as Richard Rasmussen. I recieved a complaint from both Code Enforcement and St. Paul Police Department February 13, 2026 stating the owner had passed away and there was no Certificate of Occupancy on file. He passed February 10th, daughter Jamie has Power of Attorney (POA) and trying to evict family member and squatters in the house. Excessive content outside the property. POA is invalid upon death. No Certificate of Occupancy. No longer owner occupied. We began the 30, 60, 90 day process.*

*Rasmussen: this is my first parent to pass away, so this is a new process for me. He didn't list anyone else on the home and I was working on getting the home put into both our names. I paid the lawyer and she must have done something wrong and the County rejected it. Then my dad passed away and I couldn't do anything about it. I'm working with an attorney in probate court since we are all heirs to the estate, we have 3 siblings and my mother, his widow. We signed away our rights so we could all put it in my mom's name so we can sell. I fear if we don't sell it then the occupants won't leave. I've been working with Officer Baldwin. Besides my brother I don't know anyone staying there. There are no leases, they don't pay any bills, but yet I can't get rid of them. The paperwork my attorney drew up for probate court states that after the property is put into my mom's name she has to give him a written notice of eviction with 30 days notice. My court date for probate is April 22. It is cutting it really close for me. My grandpa worked 2 jobs to pay off that house and I don't want to just lose it.*

*Guisenhoff: we've been trying to do this for six months. We were told we needed to serve notice on each person but we can't get names. Police won't make anyone leave. We live an hour and a half north. You have 8 people living there times \$400 eviction notices, that's a lot of money. Now we're dealing with the condemnation.*

*Rasmussed: hopefully things are done April 22, but I don't know.*

*Moermond: I think it would be helpful if your attorney prepared something for the Court that ask someone be put in charge of decision-making for the property until the records can be updated. Appoint a property representative, then you have someone empowered to make decisions if the paperwork takes awhile. Something to talk to your lawyer about.*

*My recommendation to the Council is to deny the appeal on the revocation of the Certificate of Occupancy and grant the appeal on the condemnation. This isn't a judgment on conditions of structure so I don't think a condemnation is correct. The revocation means because it is non owner occupied people need to be out by the date here.*

**Referred to the City Council due back on 4/15/2026**

## 2:00 p.m. Hearings

### Fire Certificates of Occupancy

- 12**    **RLH FCO 26-19**            Appeal of Chris Schwartz, to a Correction Notice-1st Notice at 1112 KINGSFORD STREET.
- Sponsors:**        Yang
- Grant an extension to July 1, 2026 to demonstrate appropriate paperwork is filed with District Court to have the property's title transfer to an owner-occupant.*
- Tried calling 2:34 pm: call declined*
- Tried calling 2:34 pm again: call declined*
- Moermond: let's send a letter with my recommendation giving an extension to July 1, 2026 to demonstrate he has filed with District Court appropriate probate paperwork to have the property's title transfer to himself and/or brother.*
- Referred to the City Council due back on 4/22/2026**
- 13**    [RLH FCO 26-25](#)        Appeal of Ronald Staeheli, on behalf of Diane Staeheli, to a Fire Certificate of Occupancy Correction Notice at 358 ARBOR STREET.
- Sponsors:**        Noecker
- Layover to LH April 7, 2026 at 2 pm (PO unavailable during appeal window).*
- Ron Staeheli, owner, appeared via phone*
- Staeheli: I'm at the doctor with my wife. She broke her ankle. Can we do someone else before me?*
- Moermond: why don't we just lay this over to next week. We'll talk April 7.*
- Laid Over to the Legislative Hearings due back on 4/7/2026**
- 14**    [RLH FCO 26-26](#)        Appeal of Gomaa Elzamel to a Fire Certificate of Occupancy Correction Notice, Second Notice at 1090 LOEB STREET.
- Sponsors:**        Kim
- Layover to LH April 7, 2026 at 2 pm to discuss findings of April 1 inspection.*
- Gomaa Elzamel, owner, appeared via phone*

*Cristabel Olvera, partner of owner, appeared via phone*

*Moermond: we had an appeal on this earlier, and I know staff instructed you that we'd only discuss anything new.*

*Elzamel: no, we didn't have a hearing.*

*Moermond: we had a hearing January 13th, Council voted February 4, and then the inspector went back out. Council already made its judgement February 4 about all those orders and we're not going to change those.*

*Olvera: I went to the Council Public Hearing and it was a full house. They didn't call his name or anything.*

*Moermond: it would have been on the agenda at the end.*

*Olvera: I had to leave, I was there for a while. It was a full house.*

*Moermond: It was on the Council January 28th and continued a week to February 4th. You have to be there to talk to the Council. They did make a decision and didn't have any testimony and that's where we're at. I will not be able to reverse anything they already did.*

*Olvera: no one let me know about the continuance.*

*Moermond: January 28th Mr. Elzamel asked to continue it a week.*

*Olvera: yes, and I went on his behalf and they never got to his item.*

*Moermond: I assure you they did. The video is online. I just want it to be clear I have a limited ability to deal with things at this juncture.*

*Staff report by Supervisor Keith Demarest: new orders were sent out March 2 with a reinspection date of tomorrow, April 1. Outstanding items are the cracked windows, the window frames, storm door, unfinished addition, no permits pulled for the addition on back and remove that addition. Those are due to be reinspected tomorrow.*

*Elzamel: I need to change inspectors, he isn't fair. There's a lot of neighbors with Code violations, he doesn't write them. We already fixed all the stuff he sent. There aren't any cracked windows. He makes little things a big deal.*

*Moermond: you're saying it is the inspector making a "bad call" in the field.*

*Elzamel: yes.*

*Moermond: I have photos here and I do see windows in need of some work.*

*Elzamel: those photos are from last year. We finished all those things. We've taken care of the part in the back of the house. It was really cold and we didn't have money to hire people to take it down. He don't want to work with us. I don't know his problem. All he does isn't fair. I can take a photo of all my neighbors and there's nothing good over there, but he doesn't see anything else just my property.*

*Moermond: he was there to inspect your property so it makes sense. I gather it was*

*inspected February 23? So these are fresh orders with the same items?*

*Demarest: correct.*

*Moermond: can you accompany the inspector on follow up inspections?*

*Demarest: yes.*

*Moermond: let's have Mr. Demarest, the supervisor, go with on the inspection. Is the April 1 time still available for you folks?*

*Demarest: no time given, since it was exterior. Does 8:30 am work?*

*Elzamel: can we do like 11 am?*

*Demarest: no.*

*Moermond: let's look an inspection before April 6th.*

*Demarest: 11:30?*

*Elzamel: yes, that works.*

*Moermond: we'll get the supervisor to look at the same time and hopefully everyone will be on the same page.*

**Laid Over to the Legislative Hearings due back on 4/7/2026**