



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Minutes - Final Legislative Hearings

*Marcia Moermond, Legislative Hearing Officer*  
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Friday, June 7, 2013

9:00 AM

Room 330 City Hall & Court House

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### 2:00 p.m. Hearings

#### Orders To Vacate, Condemnations and Revocations

##### [RLH VO 13-27](#)

Appeal of Dave Pugh to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 1660 CUMBERLAND STREET.

**Sponsors:** Brendmoen

*Grant until Friday, June 14, 2013 for tenants in Unit 204 to vacate.*

*RE: 1660 Cumberland St (Multi-Family)*

*David Pugh, tenant of Unit #204, appeared.*

*Mr. Pugh:*

- contacted Southern Minnesota Regional Legal Services, Ms. Ann McShane
- suggested he follow procedures of what takes place at LH and give them a call back

*Ms. Moermond:*

- Order to Vacate was for today; ordinarily, the inspector would check the unit on Mon to see if the unit had been vacated

*Mr. Pugh:*

- has an 8 year old son since he was 7 months
- they have been homeless for couple years and is trying to avoid going back to that situation
- his lease was up at the end of this month; he has been looking for a place to move; has given Notice
- Councilmember Brendmoen has given him a landlord's name to contact; something is coming available next week; Mr. Pugh will contact him again Mon
- he is in a tight bind - financially and needs help moving
- has a Section 8 voucher through Metro HRA, Mrs. Lao 651-602-1586 - Project Reach
- needs a little more time to find a place and move; it's overwhelming-
- Section 8 pays all but \$56 of his rent, which he pays (now in escrow)
- Metro HRA did not pay this month's rent because the housing inspector came out and found all these violations (if not fixed, they won't pay)
- Ms. Chun hired Mr. Pugh as a caretaker - that was to supplement the \$56
- Ms. Chun was also supposed to be paying his energy bill (he has Emails to verify); he will forward Emails to LH

*Fire Inspector Leanna Shaff:*

*- took a break for Ms. Shaff to call Ms. Lao; however, she had left for the day*

*Mr. Pugh:*

*- Ms. Lao said that his voucher was just renewed; once this situation is rectified, he can move*

*- Ms. Lao told him to contact his Ramsey County case manager, Ms. Mohaven, who said that she had nothing to do with helping him find another place to live*

*- if he found a place today, he would be able to move*

*Ms. Shaff:*

*- started as a Fire Certificate of Occupancy Inspection Oct 22, 2012*

*- there have been 13 inspections since Oct 2012*

*- some things on the initial list took a long time to take care of*

*- repair/replace all inoperable zone valves is still outstanding and provide documentation*

*- the building is currently under Revocation because of noncompliance of that requirement; it is not being enforced at this moment*

*- during the interim, they received a complaint regarding Unit #204*

*- Inspector Spiering found some plumbing leakage from the above apartment #304 - the toilet arm was leaking where it attaches to the toilet unit; it was leaking waste water; it has been leaking long enough that the ceiling had deteriorated (Inspector had inspected 4 months ago and it had passed everything at that time); some mold-like substance was growing; it was quite unsanitary*

*- other issues: switch in living room is inoperable; AC unit not generating cold air; ceiling problems in the kitchen; refrigerator bar missing; broken coil on range; toilet handle broken, etc.*

*- due to the unsanitary conditions in the bathroom, they Condemned the unit itself; decided that if this is still going on, they believe that there are other problems that have been unattended to in the entire building; they will be requiring entrance into every unit next Thu, Jun 13, 2013*

*- unit #204 will be re-inspected Mon, Jun 10, 2013*

*- the vacate date given for the entire building was May 29, 2013; the building was placarded but the placards were removed by someone*

*- in the interest of the tenants, they copied the Orders and Order to Vacate and mailed them to each tenant separately May 21, 2013; the landlord had not provided an earlier Notice*

*Ms. Moermond:*

*- Mr. Pugh emailed Councilmember Brendmoen telling her about all of these problems, which make it unhealthy to live there; and that he was getting no help from the landlord; Councilmember Brendmoen triggered the inspection to make a determination*

*Mr. Pugh:*

*- commented that the stove's problems is not just the burner; he needs to turn on 2 knobs at the same time just to get it on (he doesn't use the stove anymore; (he bought a small, separate toaster/oven; the surface of the stove would become so hot that it left a blister on his son's hand when he touched it); he told the landlord but nothing was done about it*

*- in the bathroom, as he was replacing a bulb in the socket, the light bulb blew up in his hand*

*- you can smell the mold in the house; he has an associate degree in construction so, he knows it's mold; mold on the walls, window panes, etc.*

*- the carpeting is coming up - hadn't been glued down properly*

*- his front door doesn't shut*

- he moved in Jun 2012 and began to do some research on Ms. Chun ( Westminster Apts); found out all out her a couple months too late; it was a real shock
- he began to look into her because she started to change the deals they had made about his caretaking and her paying his electric bill (he has emails to verify and will submit them); it became a nightmare
- he wanted to make sure his son had a roof over his head and wanted to avoid the shelters and going to family; he finally got the voucher and then, ended up with Ms. Chun
- he uses a bucket to flush his toilet (the float is inoperable and it leaks; the handle is broken); this has been broken since he moved in
- he talked to all the caretakers and they are all running into the same problems with Ms. Chun
- the bathtub is also in bad condition; no stopper and the shower head is coming off; there's mold; tiles are peeling-the water barrier is no longer working; he put up plastic for protection from the leakage from the upstairs apartment
- his rent and his energy bill was going to be taken care of with his caretaking (agreement with Ms. Chun)
- he has his rent money in escrow

Ms. Moermond:

- the city has basic requirements: you have to have a working toilet; a working bathroom sink; a working kitchen sink; stove; water; sewer; gas/electric; etc.
- this situation is Condemnable
- her experience tells her that this is not going get fixed by the landlord

Mr. Pugh:

- Project Hope - he filled out the paperwork and will bring it in Mon; they gave him a housing list
- his case worker will help with the deposit, etc.
- Councilmember Brendmoen also will help him move
- he doesn't have many personal items to move; a pickup will do the job

Ms. Moermond:

- will grant an extension on the vacate date to Fri, Jun 14, 2013
- 7:30 a.m., Mon, Jun 17, 2013 - unit #204 needs to be empty

Ms. Shaff:

- the owner says they replaced the wax ring in the toilet in #304 so it won't leak into #204; she has no documentation of that (Mr. Pugh: the caretaker came to him yesterday and told him that was fixed; but there are holes in the wall and he's quite sure that the whole wall will need to be replaced)

Ms. Moermond:

- asked if there was any evidence of insect or rodent infestation (Mr. Pugh: roaches - his son has allergies, asthma and lung disease; he's allergic to roaches and pet hair, etc. - he asked Ms. Chun about all these things before he moved in to try to make sure that he wasn't exposed; however, there are cats running around in the halls and there are definitely roaches)
- they will talk to Ms. Lao next week
- no need to re-inspect #204 next Mon
- if the owner addresses all of these problems by Fri, Jun 14, 2013, Mr. Pugh won't have to move

**Referred to the City Council due back on 6/19/2013**