



# 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*  
*Jean Birkholz, Hearing Secretary*  
*legislativehearings@ci.stpaul.mn.us*  
*651-266-8585*

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Tuesday, March 15, 2016

9:00 AM

Room 330 City Hall & Court House

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

##### Special Tax Assessments

- 1 [RLH TA 16-144](#) Ratifying the Appealed Special Tax Assessment for Property at 1127 BURNQUIST STREET (File No. J1607A, Assessment No. 168506).  
  
**Sponsors:** Bostrom  
  
*Approve; no show.*  
  
**Referred to the City Council due back on 5/4/2016**
  
- 2 [RLH TA 16-126](#) Ratifying the Appealed Special Tax Assessment for Property at 662 BURR STREET (File No. J1607A, Assessment No. 168506).  
  
**Sponsors:** Brendmoen  
  
*Dana Markhasin, owner, appeared.*  
  
*Inspector Paula Seeley:*
  - Summary Abatement issued Nov 18, 2015; compliance Nov 24; re-checked Nov 24
  - work done (removed asphalt on blvd) on Dec 2
  - Summary Abatement issued Dec 3, 2015; compliance Dec 10; re-checked Dec 10
  - work done (removed concrete on side of steps and cabinet on blvd) on Dec 14, 2015
  - cost for both SAs: \$632 + \$160 service charge = \$912
  - sent to: Dana Markhasin, 2526 49th St E, Inver Grove Heights, MN; BLM Management Group, 899 W 7th St, St. Paul, MN; and Occupant
  - no returned mail
  - there's an open file; multiple Excessive Consumption fees  
*Ms. Markhasin:*
  - she received both Notices and sent them to the management company; they said that they took care of them right away on the same day but she did not go out to verify
  - she has had a lot of issues with BLM
  - as of Feb 1, 2016, she has a new management company, Urban Enterprise (Josh Limberg), 4542 Nicollet Ave S, Mpls, MN  
*VIDEO 1 - Parks removed asphalt from blvd*  
*VIDEO 2 - Parks removed pile of dirt and wood on sidewalk; the cabinet was gone*

*Ms. Nhia Vang:*

*-will reduce the assessment from \$912 to \$608*

*-City Council Public Hearing - May 4, 2016*

*Reduce the assessment from \$912 to \$608.00.*

**Referred to the City Council due back on 5/4/2016**

- 3      [RLH TA 16-127](#)      Ratifying the Appealed Special Tax Assessment for Property at 993 BURR STREET/447 JENKS AVENUE (File No. J1607A, Assessment No. 168506).

**Sponsors:**      Brendmoen

*Approve; no show.*

**Referred to the City Council due back on 5/4/2016**

- 4      [RLH TA 16-153](#)      Ratifying the Appealed Special Tax Assessment for Property at 971 CENTRAL AVENUE WEST (File No. J1607A, Assessment No. 168506).

**Sponsors:**      Thao

*Approve; no show.*

**Referred to the City Council due back on 5/4/2016**

- 5      **RLH TA 16-141**      Ratifying the Appealed Special Tax Assessment for Property at 86 CONGRESS STREET (File No. J1607A, Assessment No. 168506).

**Sponsors:**      Prince

*Approve; no show.*

**Referred to the City Council due back on 5/4/2016**

- 6      [RLH TA 16-146](#)      Ratifying the Appealed Special Tax Assessment for Property at 25 ELIZABETH STREET EAST (File No. VB1607, Assessment No. 168806).

**Sponsors:**      Noecker

*Approve; no show.*

**Referred to the City Council due back on 5/4/2016**

- 7      [RLH TA 16-114](#)      Ratifying the Appealed Special Tax Assessment for Property at 318 FRONT AVENUE (File No. J1605B, Assessment No. 168104).

**Sponsors:**      Thao

*Jeff DeLisle, Del Co Limited Partnership, appeared; also Eugene Moran.*

*Inspector Lisa Martin:*

-boarding assessment of \$120 + \$160 service charge = \$280  
-Category 2 Vacant Building file opened Oct 2014  
-date: Oct 23, 2015 - RESPRO secured 4 opening with clips; boarded up 1 storm door & 3 windows  
-this is a chronic property; has a history of illegal occupancy & a lot of police calls  
-inspector notes: former tenants are illegally trespassing onto property & into house & garage. SPPD was needed to remove tenants previously.

Mr. DeLisle:

-we financed that property; at the time, we were trying to cancel out the Contract for Deed  
-is looking for some relief; there are many assessment fees on this property  
-has owned this property for several years

Ms. Nhia Vang:

-boarding cost is \$120; city's administrative fee is \$160; total = \$280  
-will recommend approval of this assessment

Approve the assessment.

**Referred to the City Council due back on 4/20/2016**

**8 RLH TA 16-116** Ratifying the Appealed Special Tax Assessment for Property at 210 GRAND AVENUE (File No. J1606C, Assessment No. 162005).

Sponsors: Noecker

Imran Kahn, owner, appeared.

Mr. Kahn:

-showed his photos to Ms. Nhia Vang (Dec 23, 2015 - the orange fence around it now)  
-he tore down the building Dec 26-27, 2015  
-he had a permit  
-appealing the costs he was billed for

Ms. Mai Vang:

-the building has been razed but the site has not yet been restored

Mr. Kahn:

-technically, it's not a demo  
-he's hoping to be granted time  
-we are going to build back up again  
-Mr. Ubl and someone else called and said that I could take it all down  
-most of the complaints came from neighbors

Inspector Lisa Martin:

-those costs were incurred before you got Council to stop the demo (abatement testing)

Inspector Paula Seeley:

-there was one area of windows on the east side that contained asbestos  
-cost: \$850 + \$1,164.19 service charge = \$2,014.19

Ms. Nhia Vang:

-send me those photos, your receipt and the billing  
-will Lay this Over to Mar 29, 2016 LH

*Layover to sort out what was actually demolished.*

**Laid Over to the Legislative Hearings due back on 3/29/2016**

- 9 [RLH TA 16-103](#) Ratifying the Appealed Special Tax Assessment for Property at 308 JENKS AVENUE. (File No. CRT1606, Assessment No. 168205)

**Sponsors:** Brendmoen

*Approve; no show.*

**Referred to the City Council due back on 4/6/2016**

- 10 [RLH TA 16-149](#) Ratifying the Appealed Special Tax Assessment for Property at 899 JENKS AVENUE (File No. CRT1607, Assessment No. 168206).

**Sponsors:** Bostrom

*Approve; no show.*

**Referred to the City Council due back on 5/4/2016**

- 11 [RLH TA 16-124](#) Ratifying the Appealed Special Tax Assessment for Property at 745 MANOMIN AVENUE (File No. J1607A, Assessment No. 168506).

**Sponsors:** Bostrom

*Erlinda Gan schulz, owner, appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement issued Nov 23, 2015; compliance Nov 30; re-checked Dec 3  
-work done Dec 3 for a cost of \$150 + \$160 = \$310  
-sent to Erlinda Y Gan schulz, 745 Manomin Ave, St. Paul, MN; Julie A and Todd C Hilgert, 406 Pleasant Dr, Hastings, MN; and Occupant  
-no returned mail  
-no history  
-Remove 2 mattresses & box spring on side of garage*

*Ms. Gan schulz:*

*-they bought the house in late March; moved into it in late May  
-out of the blue, mattresses appeared; at the time, they had only a small compact car  
-she did receive the Notice but didn't have any way to more it plus, it wasn't hers  
-noted that in TX, where she previously lived, those items got picked up once a week  
-she found 2 neighbors who were going to move the mattresses but by the time she came home, the mattresses were gone; she didn't know what had happened to them until she got the Notice about the fee  
-she goes out of town a lot; at the end of Nov, she was in TX for Thanksgiving and didn't know about this  
-was trying to resolve the issue when she returned  
-she is asking for leniency - mercy*

*Ms. Nhia Vang:*

*-unfortunately, St. Paul is not like Texas; does not have organized trash collection; recognized the illegal dumping but trash is everybody's responsibility in the City of St. Paul and especially on the property owner*

Ms. Gan schulz:  
-noted that the people across the alley were moving from their duplex  
-asked for the cost to be halved

Ms. Seeley:  
-usually a dumping is partially lying in the alley

Ms. Gan schulz:  
-yes, this was neatly stacked

Ms. Nhia Vang:  
-will reduce the assessment by half

Reduce the assessment from \$310.00 to \$155.00.

**Referred to the City Council due back on 5/4/2016**

**12**     [RLH TA 16-128](#)     Ratifying the Appealed Special Tax Assessment for Property at 1409 MECHANIC AVENUE (File No. J1607A, Assessment No. 168506).

**Sponsors:**     Bostrom

*Daniel Granlund, owner, appeared.*

*Inspector Paula Seeley:*  
-Summary Abatement Order issued Nov 24, 2015; compliance Dec 2; re-checked Dec 2  
-work done Dec 4 for a cost of \$708 + \$160 service charge = \$868  
-remove all refuse materials from front & side of house  
-sent to Daniel Granlund, 1409 Mechanic Ave; and Occupant  
-no returned mail

*VIDEO - crew removed all material from front of house, driveway, side of house: old TVs metal, tires, jugs of oil, bags, lawn debris; in back of house: car parts, discarded furniture, tires, trash bags, old gutters, refrigerator, washing machine, bikes, wood, siding, freezer, work bench; they left the lawn mower & tools*

*Mr. Granlund:*  
-he never got the Notice  
-since his mailman got promoted last year, the mail in his neighborhood has been mixed up  
-most of what the crew removed was not trash or junk - just stuff that he was working on  
-is a single father with 2 kids and he works full time  
-to get rid of things, like junk, costs a lot of money and he ran out of money  
-his kids' toys: Tonka trucks & tractors, etc  
-if he had gotten Notice, he would have made arrangements with the inspector  
-the bathtub and stuff in the front was all going to be taken to the dumps  
-he came home one day and everything was gone; he thought someone stole his items; he filed a police report  
-one of the neighbors say a city truck there; he tried to track it down; got a message from Parks saying that there's nothing they could do about it and advice him to appeal it  
-maybe a Notice taped to the door would have been a better idea than to send him the notice; his stuff got taken without his knowledge about anything

*Ms. Nhia Vang:*

-you can file a claim in Room 310 for the loss of personal items

Mr. Granlund:

-the work bench cost him \$250 to build and it was tarped

-the city trespassed onto his property

Ms. Seeley:

-anything under tarps is considered improper storage

Mr. Granlund:

-when he bought his house, he called the city about tarps... and he was informed that as long as he kept it under a tarp, it would be OK

-he canceled his appointment with Mayo Clinic so he could be at the hearing today

-all this happened because he didn't get a Notice

Ms. Nhia Vang:

-the city's legal obligation is to send the Notice by 1st Class Mail, which they did  
-she empathizes with his situation but she cannot make the assessment go away completely

-given that you he does not have a history, she is inclined to take off a certain percentage

Mr. Granlund:

-asked to have it reduced to "0" because the city came and stole his property and he has ruts in his lawn, along with broken glass

Ms. Nhia Vang:

-will recommend reducing the assessment to \$579 from \$868

-he can appeal to the City Council if he disagrees with her recommendation at the May 5th City Council; he can file a claim for his loss in property

Reduce from \$868.00 to \$579.00.

Mr. Granlund: Will appeal at the council meeting.

**Referred to the City Council due back on 5/4/2016**

**13**     [RLH TA 16-148](#)

Ratifying the Appealed Special Tax Assessment for Property at 544 MINNEHABA AVENUE WEST (File No. VB1607, Assessment No. 168806). (To be referred back to Legislative Hearing on June 21; public hearing continued to July 6, 2016)

**Sponsors:**     Thao

*Dan Jackson, Community Enhancement Group LLC, owner, appeared.*

*Inspector Lisa Martin:*

-Annual Vacant Building registration fee: \$2025 + \$155 service charge = \$2180

-there is a current code compliance inspection report

-has active permit

*Mr. Jackson:*

-is asking for additional time; is also remodeling another house on the same side of Minnehaha (544)

-will be submitting drawings and will be putting on an addition

-will be done by the end of Jun 2016

*Ms. Nhia Vang:*

*To be laid over to June 21, 2016 Legislative Hearing.*

**Referred to the City Council due back on 5/4/2016**

**14**     [RLH TA 16-130](#)

Ratifying the Appealed Special Tax Assessment for Property at 1265 SELBY AVENUE (File No. J1607A, Assessment No. 168506).

**Sponsors:**        Thao

*Fred Winker, owner, his son and grandson, who manage for him; and Emily Reid, tenant, appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement Order issued Dec 3, 2015; compliance Dec 8; re-checked Dec 10*

*-work done Dec 10 for a cost of \$316 + \$160 service charge = \$476*

*-trash bags on blvd*

*-sent to Frederick E Winker, 396 Beacon Ave, St. Paul; Winker Properties, 396 Beacon Ave, St. Paul; and Occupant*

*-no returned mail; no history*

*Mr. Winker:*

*-when his son got the Notice, he called Ms. Reid and told her to clean up the leaves*

*Ms. Reid:*

*-the leaves were in the bags; we paid someone to dispose of them; he handed us a simple sheet saying it would cost \$45 to remove them; he took 2/3 of the bags and said that he'd be back for the rest but he never came back to get them; then, he said the place was closed*

*-when we saw that the bags of leaves were gone, we assumed that he had taken them but the city had taken them*

*VIDEO - crew removed the bags of yard waste on blvd*

*Ms. Nhia Vang:*

*-you made a good faith effort*

*-will reduce by 1/3*

*Reduce from \$476 to \$317.*

**Referred to the City Council due back on 5/4/2016**

**15**     [RLH TA 16-129](#)

Ratifying the Appealed Special Tax Assessment for Property at 1236-1238 SEVENTH STREET EAST (File No. J1607A, Assessment No. 168506).

**Sponsors:**        Bostrom

*Jeffrey DeLisle, Del Co Limited Partnership, appeared; also, Eugene Moran.*

*Inspector Paula Seeley:*

*-Summary Abatement Order issued Dec 4, 2015; compliance Dec 10; re-checked Dec 10*

*-work done Dec 14 for a cost of \$344 + \$160 service charge = \$504*

*-sent to: Thomas DeLisle, 1146 Rice St, St Paul, MN; Del Co Limited Partnership,*

1146 Rice St; and Occupant

-no returned mail

-history: Orders Jul 14, 2015 and Mar 3, 2016

-Remove all overflowing refuse & trash bags from the ground and from overflowing dumpster

VIDEO - crew removed all trash bags and closed dumpster lid

Mr. DeLisle:

-entered photos they took

-they got the Notice; on Dec 4, they sent Eugene out and he picked it all up; we thought we had gotten it done; then came more & more dumping

Ms. Martin:

-suggested that they pick it up every other day

Mr. DeLisle:

-noted that a paper boy had lived in the back unit; he unloaded all his leftover papers into their dumpster; they evicted him

-it's a 4 unit building; their trash is picked up once a week

Eugene:

-he picked up more bags on Mon

Inspectors Seeley & Martin:

-get it dumped twice a week or get a bigger dumpster; otherwise, there will be more assessments

Mr. DeLisle:

-it's when people move out that the dumpster overflows, mostly; and, the dumpster is out in the open so others dump

-there's a lot of trash

Eugene:

-everything had been picked up; he went out Dec 8

Ms. Nhia Vang:

-get a larger dumpster or have the trash picked up more frequently

-will recommend approval of this assessment

Approve the assessment.

**Referred to the City Council due back on 5/4/2016**

- 16 [RLH TA 16-118](#) Deleting the Appealed Special Tax Assessment for Property at 1746 SIMS AVENUE (File No. J1606P, Assessment No. 168405).

**Sponsors:** Bostrom

Delete the assessment; waiver on file.

**Referred to the City Council due back on 4/20/2016**

- 17 [RLH TA 16-131](#) Ratifying the Appealed Special Tax Assessment for Property at 275 WESTERN AVENUE (File No. J1607A, Assessment No. 168506).

**Sponsors:** Prince



*Avinash Pulchan, new owner as of Jan 22, 2016, appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement Order issued Dec 17, 2016; compliance Dec 22; re-checked Dec 22*

*-work done Dec 23 for a cost of \$298 + \$160 service charge = \$458*

*-sent to Lorena Maradiaga, 275 Western Ave S. St. Paul; Occupant*

*-no returned mail*

*Mr. Pulchan:*

*-there was a huge dumpster*

*-I closed Jan 22; the assessment was for Dec and now, I'm stuck with the assessment*

*VIDEO - crew removed rubbish in the yard, side of house and alley way*

*Mr. Pulchan:*

*-thinks that it's unfair; it's for something the previous owner did; it was his stuff; Work was done in Dec; now, I received the bill*

*-asked for leniency; not fair for me to get stuck with this bill*

*Ms. Seeley:*

*-there was a history before Mr. Pulchan bought it*

*Ms. Mai Vang:*

*-the previous owner should have notified you about that assessment*

*-they received the Notice and should have made you aware at closing*

*-to collect from him, you'd have to go back to your realtor*

*Mr. Pulchan:*

*-it's had to get a hold of the previous owner*

*Ms. Mai Vang:*

*-the assessment goes with the property, not the owner*

*-you can go to the City Council Public Hearing and ask for a further reduction*

*Ms. Nhia Vang:*

*-will reduce by half*

*Reduce from \$458.00 to \$229.00.*

**Referred to the City Council due back on 5/4/2016**

- 18 RLH TA 16-143** Ratifying the Appealed Special Tax Assessment for Property at 955 WILSON AVENUE (File No. VB1607, Assessment No. 168806). (Public hearing continued to June 16, 2016)

**Sponsors:** Prince

*Vince \_\_\_\_\_, Love Land Holding LLC, owner, appeared.*

*Inspector Lisa Martin:*

*-Vacant Building Registration fee: \$2025 + \$155 service charge = \$2180*

*-VB file opened Dec 2014*

*Appellant:*

-purchased house Nov 4, 2015  
 -got a total bid from general contractor, Mr. Anderson, but was told he needed a bid from each trade

*Ms. Martin:*

-today, this is about the annual VB assessment  
 -Inspector Joe Yannarely was not able to be here today

*Appellant:*

-will be finished with the rehab in a minimum of 3 months  
 -is also working on another property 3 blocks away

*Ms. Martin:*

-Mr. Yannarely should be back next week  
 -suggested this be laid over so they can talk with Mr. Yannarely

*Ms. Nhia Vang:*

-will lay this matter over for 3 months to June 15, waive the VB fee and allow you to pull permits; if finished by Jun 15th, may be able to reduce the VB fee by half

*To be laid over for 3 months to June 15. If the work is completed, may prorate the VB fee. (Allow permits to be pulled.)*

**Referred to the City Council due back on 5/4/2016**

#### **Special Tax Assessments - TO BE DELETED WITHOUT OWNER BEING PRESENT**

- 19**    [RLH TA 16-150](#)    Deleting the Appealed Special Tax Assessment for Property at 1863 AMES AVENUE. (File No. J1605E3, Assessment No. 168317)
- Sponsors:**        Bostrom
- Delete the assessment; It shouldn't have been EC because the work was done by Parks.*
- Referred to the City Council due back on 4/6/2016**
- 20**    **RLH TA 16-138**    Deleting the Appealed Special Tax Assessment for Property at 860 BEECH STREET (File No. VB1607, Assessment No. 168806).
- Sponsors:**        Prince
- Delete; code compliance certificate issued in October. Fiile was mistakenly left open.*
- Referred to the City Council due back on 5/4/2016**
- 21**    [RLH TA 16-154](#)    Deleting the Appealed Special Tax Assessment for Property at 992 HATCH AVENUE (File No. VB1607, Assessment No. 168806).
- Sponsors:**        Brendmoen
- Delete the assessment; Occupied Category 1 property - should have been closed before fee was assessed.*
- Referred to the City Council due back on 5/4/2016**

- 22**     [RLH TA 16-152](#)     Deleting the Appealed Special Tax Assessment for Property at 2164 HAWTHORNE AVENUE EAST (File No. VB1607, Assessment No. 168806).
- Sponsors:**         Bostrom
- Delete; changed to Category 1 and file was closed by Inspector Singerhouse.*
- Referred to the City Council due back on 5/4/2016**
- 23**     [RLH TA 16-151](#)     Deleting the Appealed Special Tax Assessment for Property at 525 MARYLAND AVENUE EAST. (File No. J1606E, Assessment No. 168305)
- Sponsors:**         Brendmoen
- Delete; pre-authorized work order, inspector cannot EC owner.*
- Referred to the City Council due back on 4/6/2016**
- 24**     [RLH TA 16-132](#)     Deleting the Appealed Special Tax Assessment for Property at 1079 MARYLAND AVENUE EAST (File No. J1607A, Assessment No. 168506).
- Sponsors:**         Bostrom
- Delete; summary abatement order never got sent to owner.*
- Referred to the City Council due back on 5/4/2016**
- 25**     [RLH TA 16-147](#)     Deleting the Appealed Special Tax Assessment for Property at 1438 PASCAL STREET NORTH (File No. VB1607, Assessment No. 168806).
- Sponsors:**         Stark
- Delete the assessment. This is a Category 1 vacant building that has all the permits outstanding signed off. It should have been closed during the 60 day extensions period give by inspector in August.*
- Referred to the City Council due back on 5/4/2016**
- 26**     [RLH TA 16-134](#)     Deleting the Appealed Special Tax Assessment for Property at 1275 SHERBURNE AVENUE (File No. J1607A, Assessment No. 168506).
- Sponsors:**         Stark
- Delete; order did not get sent out to property owner.*
- Referred to the City Council due back on 5/4/2016**
- 27**     [RLH TA 16-145](#)     Deleting the Appealed Special Tax Assessment for Property at 1092 SIMS AVENUE (File No. VB1607, Assessment No. 168806).
- Sponsors:**         Bostrom

*Delete; rehab was completed within 60 days of anniversary date.*

**Referred to the City Council due back on 5/4/2016**

### Special Tax Assessments - Rolls

- 28 RLH AR 16-12** Ratifying Collection of Fire Certificate of Occupancy fees billed during October 19 to November 6, 2015. (File No. CRT1607, Assessment No. 168206)  
**Sponsors:** Stark  
**Referred to the City Council due back on 5/4/2016**
- 29 RLH AR 16-13** Ratifying Property Clean Up services during December 2 to 30, 2015. (File No. J1607A, Assessment No. 168506)  
**Sponsors:** Stark  
**Referred to the City Council due back on 5/4/2016**
- 30 RLH AR 16-14** Ratifying Trash Hauling services during December 3 to 30, 2015. (File No. J1607G, Assessment No. 168706)  
**Sponsors:** Stark  
**Referred to the City Council due back on 5/4/2016**
- 31 RLH AR 16-15** Ratifying Collection of Vacant Building Registration fees billed during October 10, 2013 to September 10, 2014. (File No. VB1606, Assessment No. 168805)  
**Sponsors:** Stark  
**Referred to the City Council due back on 5/4/2016**
- 32 RLH AR 16-16** Ratifying Collection of Vacant Building Registration fees billed during May 18 to November 24, 2015. (File No. VB1607, Assessment No. 168806)  
**Sponsors:** Stark  
**Referred to the City Council due back on 5/4/2016**

### 11:00 a.m. Hearings

#### Orders To Vacate, Condemnations and Revocations - Code Enforcement

- 33 [RLH VO 16-15](#)** Appeal of Fannie Faye Neal to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate plus Summary Abatement Orders at 1016 AURORA AVENUE.  
**Sponsors:** Thao

*Condemnation order has been lifted. Summary Abatement on the clean up will go to assessment and owner may appeal it at that time. Per DSI staff, hauler letter was not sent, owner has service.*

**Withdrawn**

### Summary Abatement Orders

**34**     [RLH SAO 16-9](#)     Appeal of Alex Zhuravel to a Summary Abatement Order at 476 CURTICE STREET EAST.

**Sponsors:**            Noecker

*Alex Zhuravel appeared along with Chris Rider, Construction Mgr; and Mark Willard, Demo Contractor*

*Inspector Matt Dornfeld, Vacant Buildings:*

*-started in 2013 when the structure was demoed by property owner and the site was left unmaintained, not back-filled or protected from erosion and has remained that way for 2 1/2 years; it's a nuisance to the neighborhood  
-record shows a lengthy exchange of emails, confusion over sewer lines, turning a house from facing one way to facing another way and about what type of house can be built between the property owner and the city's building official Steve Ubl; decisions need to be made  
-what needs to be addressed immediately is the Summary Abatement Order for the property to be backfilled appropriately and erosion control measures taken  
-the property owner has agreed to come into compliance by Apr 15, 2016; if, by the following Mon, Apr 18, 2016 the property owner has failed to come into compliance, the city will do it and the property will be assessed the cost  
-after the site has been backfilled, secured and maintained, they can work with Mr. Ubl on the sewer line*

*Mr. Zhuravel:*

*-filed appeal to ask for an extension to Apr 15, 2016  
-they had intended to demolish the house and rebuild a structure; then, the city interfered and put a hold on the project due to the sewer line  
-the city has held us up; it wasn't us  
-they obtained a permit to demolish the house and the city issued a permit to build a structure; the whole project was approved and we were ready to go; then, the city got in the way about the sewer line; and no one informed him of the issues that were involved*

*Mr. Dornfeld:*

*-brought up 2 photos: 1) what the site looks like today; and 2) what it should look like  
-we need to get past these issues and move forward; for now, we just need for the lot to be maintained*

*Mr. Willard:*

*-we had some contact with the councilmembers  
-the water dept said that they'd take care of it but then backed out  
-everyone knew the sewer line was there*

*Mr. Dornfeld:*

*-strongly recommended that they talk with Supervisor Steve Magner; he'll be specific in what he wants done*

Mr. Willard:

-then, we'll get on with the zoning

Ms. Nhia Vang:

-will grant until Apr 15 to backfill the excavation and maintain the property; fencing around it, secured, etc.

Deny the appeal and grant until April 15, 2016 to backfill the excavation of the property by putting in soil, seeds and secure the area by fencing it. Owner will also need to maintain the property.

**Referred to the City Council due back on 4/6/2016**

### Correction Orders

- 35 [RLH CO 16-8](#) Appeal of Lawrence Overton to a Correction Notice at 282 ERIE STREET.

**Sponsors:** Noecker

Lawrence R. Overton, owner, appeared.

Inspector Lisa Martin:

-gravel driveways are not permitted in St. Paul

-the property owners intent to build a garage next year, by Jun 30, 2017; a permit needs to be pulled

-owner has been there for 14 years

-they have agreed to do some patching with class 5; then, next year, they will build a garage and put in new surfacing

Mr. Overton:

-he received the Order in Feb, which gave him a deadline in May; he is not financially set this year to be able to do that

-they intend to build that garage next year

-once the ground is dry this spring, he will get new gravel to patch and make the driveway look nice

Ms. Nhia Vang:

-will grant until Jun 1, 2016 to put more class 5 on the driveway on the condition that by next Jun, it will be concrete/asphalt

Deny and grant until June 1, 2016 to add more class 5 to areas where needed on the condition that owner puts in asphalt/concrete by next spring.

Inspector Kaisersatt requests that Ms. Vang put in a definite date for the permanent parking surface. Ms. Vang will recommend until August 18, 2017 for compliance.

**Referred to the City Council due back on 4/6/2016**

### 11:30 a.m. Hearings

#### Orders To Vacate, Condemnations and Revocations - Fire Inspections

- 36 [RLH VO 16-16](#) Appeal of Edward Hamernik to a Revocation of Fire Certificate of

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Occupancy and Order to Vacate at 383 MICHIGAN STREET.

**Sponsors:** Noecker

*Edward Hamernik, Chair, Planning Committee; Gary Novak, Project Manager, and Judy Albrechtson, Soko Minnesota, appeared.*

*Fire Inspector Leanna Shaff:*

*-Revocation of Fire Certificate of Occupancy / Order to Vacate issued Feb 22, 2016 by Fire Inspector Mitch Imbertson*

*-there are 4 issues, the largest of which is the rear exit stairway; it's a required exit and it's pretty rough*

*-inspections have been going on since Apr 2015*

*-the stairway has been in some kind of Condemnation for some time*

*-they intend to replace the stairway; it has to go through plan review and the building official, Steve Ubl*

*Christine Boulware, Historic Preservation Commission (HPC):*

*-this is the Soko House, built in 1887; the upper addition built in 1919; has been in the same ownership and same use*

*-it's possible that the upper portion metal stairs in the back date back to 1800 something*

*-two sides sit on the lot line; the back stairway (metal & wood) comes out to a small yard on Western and the alley*

*-in the past, they've been structurally sound but if they are altered or removed; we need to go by the modern codes*

*-she met with them this a.m., to get an idea of where they're going; she suggested that they set up a meeting with her, DSI plan review and look at HPC and code concerns (can we attain setbacks?)*

*-tried to reach Mr. Ubl but he is out of the office this week*

*Ms. Shaff:*

*-suggested a Lay Over for a month to have meetings and discuss things*

*-noted that the stairway is not to be use at all; the inspector said they were shaking*

*-a month should be time enough to submit plans both for the new permanent stairway and for the temporary structure; time to get a structural engineer*

*Ms. Nhia Vang:*

*-asked if a month would be enough time?*

*Mr. Novak, project mgr:*

*-showed the temporary plans to Ms. Nhia Vang; they would like to have this scaffolding up by Mar 22*

*Ms. Boulware:*

*-suggested they take that down to DSI today to discuss it and get a permit to do a temporary solution; and to find out what else may be necessary; it's all up to the building official*

*-she has time and till go down to DSI with them today*

*Ms. Albrechtson:*

*-on Sat, Apr 2, 2016, they will be hosting an event: the Prime Minister of the Czech Republic will be in town*

*Ms. Nhia Vang:*

*-recommends a Lay Over to Apr 12 LH; at that time, she wants to see a drawing and engineering solution for the permanent structure*

*Layover so owner can provide drawings/engineer report for permanent structures to rear exit stairway. In the meantime, owner to provide a plan to DSI for a temporary solution.*

**Laid Over to the Legislative Hearings due back on 4/12/2016**

- 37 [RLH VO 16-17](#) Appeal of Darryl Djos to a Fire Certificate of Occupancy Revocation and Order to Vacate at 1478 YORK AVENUE, #A.

**Sponsors:** Bostrom

*Darryl M. Djos, owner, appeared.*

*Fire Inspector Leanna Shaff:*

*-Revocation of the Fire Certificate of Occupancy and Order to Vacate dated Mar 2, 2016 by Daniel Klein*

*-there's a little history dating back to Nov 2015*

*-it's a 4-unit building; property owner lives in one unit*

*-a whole lot of wiring was started without permits; there is a permit out there now*

*-the electrical inspector went out Mar 7, 2016 and commented: need contractor to go over all electrical in this building*

*-after speaking with the owner, all that will be done within the next couple of weeks*

*-she recommends a 4-week Lay Over with the expectation that this permit will be finaled*

*Ms. Nhia Vang:*

*-will grant 4 weeks (Apr 12, 2016) to get the electrical permit finaled*

*Mr. Djos:*

*-has a new list from the electrician*

*-needs another meeting with Peggy, the inspector; wants to discuss the issues*

*Ms. Shaff:*

*-your contractor pulled the permit; he needs to discuss things with the electrical inspector*

*-everything needs to be finaled*

*-tell your electrician that it all has to be done by Apr 12, 2016*

*Ms. Mai Vang:*

*-we will send you a letter*

*Ms. Nhia Vang:*

*Grant until April 12, 2016 to get electrical permit finaled for all units of the building.*

**Referred to the City Council due back on 4/6/2016**

## 1:30 p.m. Hearings

### Fire Certificates of Occupancy

- 38 [RLH FCO 16-19](#) Appeal of Kelley Anderson to a Fire Inspection Correction Notice at 1221 WOODBRIDGE STREET.

**Sponsors:** Brendmoen



*Kelley Anderson, owner, appeared.*

*Fire Inspector Leanna Shaff:*

*-we were here on Feb 19, 2016 to discuss a variance on the upper level sleeping room ceiling height; Ms. Moermond had recommended denial; we talked about a room downstairs that Ms. Moermond wanted measured and the possibility of getting a variance for sleeping if it measured small  
-Inspector Gaulke went back and measured the downstairs room; it is 9 x 7 = 63 sq.ft but in light of the situation, a variance can be given for it; that room has everything it needs except it's shy by 7 sq.ft.  
-photos taken Mar 4th are in the file; Ms. Nhia Vang took a look*

*Ms. Anderson:*

*-brought photos; they felt that there was not a good representation of the upstairs  
-they measured at maximum height and other side spaces up there; there's 1113 sq. ft of the L-shaped hallway  
-has photos of the egress windows that are up there*

*Ms. Nhia Vang:*

*-noted that the downstairs room does not have a closet*

*Ms. Shaff:*

*-the code doesn't require a closet in a bedroom  
-she is not opposed to granting a variance for the downstairs room*

*Ms. Anderson:*

*-the house was listed as a 1-bedroom non-conforming use; she doesn't think that the downstairs room is big enough*

*Ms Nhia Vang:*

*-you do have the option to appeal before the City Council; they may be able to grant a variance for the upper level  
-will grant a variance on the main floor room*

*Deny the appeal on the upper level room ceiling height and grant until July 1, 2016 to have tenants discontinue using the room as a bedroom; grant a variance on the main level room to be used as a bedroom.*

**Referred to the City Council due back on 4/6/2016**

**39**     [RLH FCO 16-42](#)

Appeal of Cal Prince, Property Manager, to a Re-Inspection Fire Certificate of Occupancy With Deficiencies at 560 GROTTO STREET NORTH.

**Sponsors:**        Thao

*Cal Prince, property manager, appeared on behalf of James Swartwood.*

*Fire Inspector Leanna Shaff:*

*-this is a re-inspection conducted by Fire Inspector Mike Urmann on Feb 29, 2016  
-there are 10 items on the list; she doesn't know what is being appealed  
-photos in Amanda*

*Mr. Prince:*

*-he doesn't know what Mr. Swartwood is appealing either but the item we discussed is requiring a licensed masonry contractor for the decorative brick #8; he has given*

*Mr. Urmann a structural engineer's report on the brick work*

*Ms. Shaff:*

*-that's brick veneer and when houses were built with brick back in the days, they didn't use galvanized materials for the structural support so, the concern is water coming into the mortar joints and rotting out the supporting structure; sometimes, it can be repaired; sometimes, it needs to be rebuilt*

*Mr. Prince:*

*-it sounded like the structural engineer had been there before (pictures)  
-we have qualified maintenance men who can do the masonry work*

*Ms. Shaff:*

*-reading from Professional Engineering Consultants, they signed it and put their stamp on it; he described the brick veneer and say that the dwelling is old but still provides adequate cover and will not fail  
-she recommends repairing the cracks and holes this spring  
-take the plan to DSI counter and see if there is a permit requirement*

*Mr. Prince:*

*-doesn't think that it would cost \$500 to fill in the cracks*

*Ms. Shaff:*

*-that large crack looks like it needs to be re-built; if DSI says that you don't need a permit, that's fine with her*

*Ms. Nhia Vang:*

*-meet with DSI with your plan and go from there  
-deadline for all exterior work: Jun 1, 2016*

*Grant until June 1, 2016 for compliance of Items 1, 2, 5, 6, 8, 9 (exterior repairs).*

**Referred to the City Council due back on 4/6/2016**

- 40**     [RLH FCO 16-40](#)     Appeal of Richard A. Cardenas to a Re-Inspection Fire Certificate of Occupancy With Deficiencies at 66 NINTH STREET EAST.

**Sponsors:**     Noecker

*Owner missed hearing and asked to be rescheduled.*

**Laid Over to the Legislative Hearings due back on 3/22/2016**

## **2:30 p.m. Hearings**

### **Vacant Building Registrations**

- 41**     [RLH VBR 16-16](#)     Appeal of Steven R. Jensen to a Vacant Building Registration Notice at 896 COTTAGE AVENUE EAST.

**Sponsors:**     Bostrom

*Steven R. Jensen, owner, appeared.*

*Inspector Matt Dornfeld, Vacant Buildings*

-this is a LayOver from Mar 1, LH; it was ruled to remain a Category 2 Vacant Building  
-owner was to contact Rich Singerhouse to set up a time to access his home to retrieve personal items  
-Mar 3, 2016, we were made aware that the owner had forced entry into the house and had not made any attempt to contact Mr. Singerhouse  
-Mr. Singerhouse did meet with Ms. Beverly Flowers to retrieve her personal belongings; they were there 2 1/2 hours  
-the property has now been re-secured

Mr. Jensen:

-on Mar 23, 2016, when he gets his SS check, he will fill out a code compliance inspection application; then, they will inspect the property  
-there's also a \$2085 Registered Vacant Building fee  
-regarding the property taxes, Ramsey County said that he has until 2018 to make arrangements to pay and take 10 years to pay them off  
-he intends to rehab the property and comply with whatever the inspection finds; it's not all that bad  
-needs to get the boards off and put on a lock box

Ms. Nhia Vang:

-I'd be more comfortable if you would pay your property taxes; need to see a payment plan with the county  
-you will need to register the house as a VB

Mr. Dornfeld:

-you register the house as a VB now and you can choose for the VB fee to go to assessment

Mr. Jensen:

-for the finances, there are programs on the East Side to help out with finances but I haven't looked into that yet because I don't know how much it will cost to come into compliance

Mr. Dornfeld:

-we'll have to wait until the code compliance inspection report comes back to get a cost estimate  
-once you Order the code compliance inspection, it will show on the computer and he will know

Ms. Nhis Vang:

-if you need entry, call Rich Singerhouse at 266-945

Deny the appeal.

**Referred to the City Council due back on 4/6/2016**

**42**      [RLH VBR 16-13](#)

Appeal of Sam Riesgraf, SMR Real Estate LLC, to a vacant building posting at 576 WHITE BEAR AVENUE NORTH.

**Sponsors:**      Prince

Inspector Dan Klein met with property owner and his review of the exterior items are acceptable. Appeal withdrawn as he is now in compliance.

**Withdrawn**

43 [RLH VBR 16-17](#) Appeal of Cynthia Strusz to a Vacant Building Registration Fee at 599 MAGNOLIA AVENUE EAST.

Sponsors: Bostrom

*Cynthia Strusz, property manager, appeared.*

*Fire Inspector Leanna Shaff:*

*-Fire Certificate of Occupancy Revocation issued by Fire Inspector Dan Klein on Jan 6, 2016*

*-inspections started Oct 26, 2015 & Dec 8, 2015*

*-had some difficulty getting compliance*

*-inspector notes since Revocation:*

*-Jan 15: new project manager Cynthia tried a number of time to get Revocation lifted; I informed her that permits need to be pulled for both water heaters; she sent me info on a permit from 2014 but it is not a water heater install permit.*

*-she called saying that she was on her way to meet a contractor at the property; I informed her again that there needs to be permits pulled for both water heaters*

*-Jan 20: made several attempts to contact property manager and property owner in the last 48 hours; no response; enforce Revocation and send a Vacant Building, Category 2 per Leanna Shaff*

*-Jan 21: no show; spoke with tenants upstairs; downstairs tenant not home; sent to VB; since it has been a VB, there were a couple instances of snow & ice; done by Parks; garage demoed without permit 2/12/16*

*Inspector Matt Dornfeld, Vacant Buildings:*

*-opened Category 2 Vacant Building Jan 21, 2016; Inspectors Singerhouse & Friel were at the property per Revocation*

*-Inspector Singerhouse & I inspected property based on referral from Fire Inspector Daniel Klein; minor peeling paint;lacks handrails on back exterior steps; chimney has loose bricks & missing mortar, etc; both units are still occupied; we spoke with tenants and advised them to contact Fire Inspector for details of Revocation*

*-there is a current permit and tenants indicated someone had been there recently to do repairs*

*-detached two car garage is seriously fire damaged and boarded; however, it's not in danger of collapse*

*-side walk is not shoveled*

*-spoke with tenants; advised to Vacate*

*-per Fire Inspector's recommendation, will open Cat 2 VB*

*Ms. Strusz:*

*-I started as property manager a few days before all this went down*

*-I don't want these single mothers homeless*

*-talked to owner and inspector*

*-we paid \$2300 to get water heaters & permit; was inspected & passed*

*-I found out about the garage demo after the fact; spoke with someone that there is a permit for the demo of the garage*

*Ms. Shaff:*

*-plumbing permit pulled Jan 21, which is the days after it was already Revoked and sent to VB; permit was issued Jan 28*

*-inspector Feb 16 with corrections required to water piping; finalized Feb 17*

*-sent to VB for noncompliance*

*Ms. Nhia Vang:*

*-at this point, we can only move forward*

*-it's a Cat 2 VB now; you need to register it and get a Code Compliance Inspection*

*(\$447) for a single family; more for a duplex*

*Mr. Dornfeld:*

*-4 trades inspectors will go through and write up a list of deficiencies; need to pull permits to bring the work up to code; once the work is completed, inspectors will sign off*

*Ms. Nhia Vang:*

*-will recommend denying the appeal*

*Deny the appeal.*

**Referred to the City Council due back on 4/6/2016**