



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Monday, November 10, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Remove/Repair Orders

- 1 [RLH RR 25-31](#) Ordering the rehabilitation or razing and removal of the structures at 1079 ARKWRIGHT STREET within fifteen (15) days after the November 19, 2025, City Council Public Hearing.

Sponsors: Kim

Grant 180 days pending approved bids and work plan are submitted. Otherwise, PH continued to December 3, 2025.

Glen Beske, owner, appeared

Moermond: when we last spoke you hadn't yet received the Code Compliance Inspection Report and it was almost completed and was emailed to you within a couple of days of the hearing. Have you been talking to contractors?

Beske: I have been, electrical, plumbing, and waiting on a quote from the people who do mechanical and HVAC and a sheetrocking company. They are kind of taking their time. I do have MSP's bid here.

Moermond: what are you thinking on cost?

Beske: \$350,000 - \$350,000.

Moermond: general building?

Beske: yeah, and I can do some of it myself.

Moermond: did we talk about financing last time?

Beske: yes, I have an affidavit and accounts.

Moermond: are you drawing on your pension now?

Beske: no.

Moermond: Ms. Vang can we add these and get them redacted? Will you be able to get me all the bids and a schedule by next week?

Beske: if they get back to me that fast. I'm just waiting on them.

Moermond: then you're done with us and in the business of pulling permits. This is on the Council agenda November 19th, if you're not quite ready I can ask them to continue it to December 3rd. If between those dates you get all the materials in and approved, we'll greenlight permits before the Council vote. This is looking really good for this early in. The Council wants to get the rehab underway, and you're almost there. That's just a matter of confirming with Department of Safety & Inspections.

Humphrey: he had dropped off his Performance Deposit but we couldn't accept payment for the Code Compliance Inspection due to the cyber attack. I fixed that glitch and called Mr. Beske, and he came in the same day and paid it.

Moermond: as far as I'm concerned you're in good shape. A couple stray pieces. Let's aim for next Wednesday, if we can't hit that I'll ask Council to give you two more weeks. In the meantime if you get it in to Joanna and she will send it to who needs to see it.

Referred to the City Council due back on 11/19/2025

2 [RLH RR 25-28](#)

Ordering the rehabilitation or razing and removal of the structures at 430 DALE STREET NORTH within fifteen (15) days after the October 22, 2025, City Council Public Hearing. (Amend to remove within 15 days)

Sponsors: Bowie

Remove the building within 15 days with no option for repair.

*Mark Dooley, attorney o/b/o Tawhid Islamic Center, appeared
Anita Alexander, o/b/o Camphor Memorial United Methodist Church, appeared
Tia Williams, o/b/o Frogtown Neighborhood Association, appeared
Caty Royce, o/b/o Frogtown Neighborhood Association, appeared
Mychael Wright, community member, appeared
Rev. Carl Walker, Walker West Music Academy and community member, appeared
Danielle Swift, Frogtown Neighborhood Association, attended but did not speak*

Dooley: I sent the notice to them and haven't had any contact with them. I can tell you that the Court case holding up the funds was settled. We just have to sign the agreement.

Moermond: any nuisances?

Supervisor Robert Humphrey: minor issues but I believe they were resolved, but not yet received the Code Compliance Inspection application or Performance Deposit.

Moermond: the main message when I spoke to your clients was there was protracted litigation with the insurance company about the damage and therefore funds weren't available. We don't have any bids or inspection report to make a determination about how much this will cost to fix. Maybe it is something you have. That's the number we base the amount of money needed on. Also, when I spoke with them they didn't seem to have an end in sight for getting money or knowing it would be a sufficient amount. I also heard from them they knew they needed to do some band aid work to get the

building habitable again or use but the ultimate plan was the redevelopment of site to make it a multiuse location.

Dooley: that's my understanding. They've moved to a separate building but would like to retain this building for use for their use. It is a confidential settlement amount, but it will be enough to rehab the building. It is agreed to in principle we just need to sign it and then payment will be coming immediately.

Moermond: one of the reasons this is in front of me is because this building has been neglected. A fire damaged commercial structure is one of the worst things a neighborhood can have. It is a visual trigger that increases crimes against persons. It shows manifest disinvestment from the area. That puts pressure on me and the lack of maintenance they've done gives me less confidence than I might otherwise have of the owner's ability to execute in a timely fashion. From what I've seen there's been trouble getting lawn mowed and walk shoveled and the City or the neighboring church has been taking care of it. I wonder what ability they have to execute this quickly and efficiently.

Dooley: I hear your concerns. The Center has been frustrated with the state of the building as well. The rehab costs have gone up and up as it has deteriorated and unhoused people have deteriorated it more. I had hoped the board would be here. I do recognize the burned-out building makes it an undesirable place to live and they need to come with direct answers not only for you but also the neighborhood at large.

Mychael Wright: lifelong resident of Aurora St. Anthony. I used to live right down the block from here. Over the years I've noticed and want to reiterate the "blightedness" and it being unkept and knowing Diane and Camphor have been taking care of keeping it up. It has become a blight and depressing value of the homes nearby. We'd like to see something done as soon as possible. It has been like this a long time, I know I don't have to tell you that. Myself and Reverend Walker would like to see it resolved in a timely manner.

Reverend Carl Walker: I am a lifelong resident of Central Village and also co-founded Walker West Music Academy. I live right there and pass by quite often. It is a bad thing to happen to a community like ours where we see buildings like this. Our friends at Camphor have had to go through a lot. When I come to Dale and University and see this empty building and it is very unkempt. I would like to see something done quickly. It would be good to see something happen so we don't have to have this situation in our community. Central Village tried hard to make it habitable for the community and the park is right there too. It is important we keep that area up, just as we should in all areas of St. Paul.

Caty Royce: I work for Frogtown Neighborhood Association, our office is kitty-corner from this. We met with Mr. Doyo about a month and a half ago and he was clear with us they weren't interested in redeveloping. They were in the midst of this insurance tussle and thought, probably correctly, keeping the building there was important for that discussion. My sense is that they aren't interested in redeveloping. Different than what I'm hearing now. The extent of neglect has been ridiculous. I called and sent emails to the general information with pictures of the unhoused folks, the mattresses there, it wasn't until Department of Safety & Inspections stepped up that things got looking a bit better. They did a massive lawn mowing and cleaned up the parking lot. The sense of neglect is pretty serious. It is a serious problem that they have had enough time to deal with, in my opinion.

Moermond: tell me more about the nature of the nuisances. The City has obviously written orders, but because Camphor has done work and others as well. What is the nature of the problems?

Royce: the weekend after the enforcement at Wendy's, they moved up to the building. There was an unbelievable amount of garbage. Needles. We've been feeding folks through Feeding Frogtown and picking up garbage and there was a healthy number of needles. We've seen people using there. The library is also right there.

Anita Alexander: a month ago we partnered with the St. Paul Police Department and did a neighborhood cleanup and picked up a ton of needles and foil and it is a lot.

Moermond: you're out there picking up needles. What kinds of precautions do people take?

Alexander: we put on heavy work gloves and put them into a plastic tub and throw them away. It is constant. It hasn't been lately because once the fair ended the police committed to doing more rounds and they've put up the drone and can pick up more of the dealers since they can see the plates. It has lightened in the last month, but there was an inordinate amount of trash and again, we pick up all the time, it is tiring. There is no way of doing any porta potties because the City can only empty once a week because there's 40 people a day using it. I had the police at our church and looking out the top window so they could see the roof of the building of 430 Dale. They can live up there and no one knows. They saw people compromise the fencing around the lot and go in and go to the bathroom. In general we don't pick up human waste. There's enough work without that. The thought that this could be even postponed longer. They haven't even ordered the Code Compliance Inspection Report or posted the good faith deposit. I'm disappointed we are here again. How long do we have to continue doing this? We aren't going to let this be trashed.

Moermond: Ms. Royce, Ms. Alexander, you are both immediate neighbors. Foot traffic involving Camphor and the Library both with community uses with children in and out. Describe to me the movement and the impact that has.

Alexander: with the green line stop there are lots of people in and around and the Northeast corner of Unidale Mall, then they migrate across the street. They hang out a lot in front of the library. Easily we could take photos every day of 6-12 people camped out. They cross back and forth. I have friends who will not visit the library because the don't feel safe.

Wright: it has gotten so bad the library had to alter its hours and temporarily moving so they can redo the front to be more secure and a bathroom away from the front door.

Alexander: they'll be at Hallie Q for many months and solely due to the unhoused and the sense you can do whatever you want because it hasn't been kept up. Right around the corner you have Head Start and the other corner is another daycare center. It isn't working. Picking up trash every week? I don't like doing that. We thought we'd be doing it just a little while, now it has been more than year.

Royce: the housing above the library has been a lot of active drug use in the hallways. They've not done a good job of managing it through the fentanyl crisis. A lot of serious activity, the entrance is right around the corner of the library.

Alexander: it would be good to get a year of police reports for the library. The

HeadStart and library had to hire extra security.

Moermond: Ms. Vang, this became a Vacant Building May 17th 2023. Let's get a police call log attached to the record from January 1, 2022 to present. Then we can see if there's an ark in comparison to the fire.

Tia Williams: I'm also with Frogtown Neighborhood Association. There local restaurants have shut their doors and require people to come around to the back to enter because of the unhoused.

Moermond: I'm sure you've reviewed the record before today so I'm sure you were aware of a lot of this.

Dooley: I have. I appreciate the statements of how immediate of a concern this is and it needs to be abated immediately.

Moermond: abatement means either bringing it up to code or removal. I haven't seen the good faith requirements of the Code Compliance Inspection application or posting of Performance Deposit. Those are required before pulling together the other pieces. The Center has taken no accountability in terms of coming up with the \$5,700 combined for those. That shows they are in the game and want to get started. They've been absent. The order to abate a nuisance building went out June 25, 2025 and that would have stated that Code Compliance Inspection Report requirement. Then when it was declared a Nuisance building would have noticed the Performance Deposit requirement. That doesn't give me faith any more than them not showing up for the hearing today. They said orders were going to the wrong place, but it was demonstrated they weren't. We have a religious institution not being above board, which is kind of heartbreaking. We have a religious institution tearing a neighborhood down through their inaction.

Right now, I would say the case needs to be made to the Council to get a grant of time. I mentioned to the folks from the center last time we spoke that this insurance settlement may be a check rather than rehab money. Perhaps that's what they want, I don't know. I don't believe right now they are serious about rehabbing the building. If the building is demolished, that cost becomes an assessment onto the property taxes.

We can't hang a proverbial price tag on children stepping on needles or human feces. This is the third time I've gathered to make sure the Center had opportunity to speak to the plans, show up, I am disappointed. It sounds like you are too. this is scheduled to go to Council next Wednesday. I will be recommending the Council order it removed within 15 days with no option to repair. They're under no obligation to follow that recommendation. You are the best judge of what makes the right case for your clients if they want to make a case for rehabbing the building. If it is ordered removed, within 15 days of the vote Department of Safety & Inspections would get the file and initiate proceedings.

Humphrey: once the Council votes, we put it out for bid for demolition of the structure. We assess those costs to the property, if unpaid it goes to assessment onto the property.

Moermond: I'll be asking for an updated nuisance list before that meeting as well, in the last week.

Dooley: I'll relay to my client they need to stop ignoring the problem and deal with it

very quickly.

Moermond: they want to fix it they will have to convince the Council. I'm thinking that's a steep hill at this point.

Referred to the City Council due back on 11/19/2025

Making Finding on Nuisance Abatements

- 3 [RLH RR 25-29](#) Third Making finding on the appealed substantial abatement ordered for 594 BRUNSON AVENUE in Council File RLH RR 25-8.

Sponsors: Noecker

Nuisance is abated and matter resolved.

No one appeared

Moermond: per Mr. Hoffman, this has been abated.

Referred to the City Council due back on 11/19/2025

10:00 a.m. Hearings

Special Tax Assessments

- 4 **RLH TA 25-423** Ratifying the Appealed Special Tax Assessment for property at 677 CALIFORNIA AVENUE EAST. (File No. VB2512A, Assessment No. 255834)

Sponsors: Kim

Refer back to LH January 27, 2026 at 10 am.

Referred to the City Council due back on 1/14/2026

- 5 **RLH TA 25-421** Ratifying the Appealed Special Tax Assessment for property at 1846 MONTREAL AVENUE. (File No. VB2601, Assessment No. 268900)

Sponsors: Jost

Refer back to March 31, 2026 @10am.

Referred to the City Council due back on 1/14/2026

- 6 [RLH TA 25-434](#) Ratifying the Appealed Special Tax Assessment for property at 643 SIMS AVENUE. (File No. J2513B1, Assessment No. 258119)

Sponsors: Yang

Layover to March 10, 2026 @ 10am

Laid Over to the Legislative Hearings due back on 3/10/2026

11:00 a.m. Hearings**Orders To Vacate - Code Enforcement**

- 7 [RLH VO 25-23](#) Appeal of Paris Getty to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate and a Summary Abatement Order at 855 THIRD STREET EAST.

Sponsors: Johnson

Grant to December 22, 2025 to have electrical permit pulled and rough in inspection done and the gas line capped or repaired pending confirmation by Inspector that illegal sleeping rooms have been removed and smoke and carbons have been installed as needed. Grant to April 1, 2025 for balance of the orders.

Grant to December 1, 2025 for compliance with Summary Abatement Order.

Paris Getty, owner, appeared

[Moermond gives background of appeals process]

Staff report by Supervisor Richard Kedrowski: October 28, issued for condemnation and order to vacate. Posted on October 28 and ordered vacated no later than November 5, 2025.

Moermond: what conditions made it unsafe for human habitation?

Kedrowski: it is classified as a single-family home but there is basement occupancy, first floor occupancy with full kitchen, as well as a garage occupancy. Multiple violations throughout.

Getty: the garage was not occupied. There was a person on my property that was in the garage and fell asleep. That was explained to the Inspector. He gave the person asleep there 5 minutes to vacate and told him never to come back and boarded the garage the following day. I thought that was a bit extreme. It hadn't ever been slept in before except during Covid I routinely called the St. Paul Police Department and told them it was being occupied and they refused to remove the person. It has never been occupied other than during Covid and the person in the garage had fallen asleep after working all night. For the inspector to take such an extreme position with 5 minutes to vacate and boarding the garage the next day, he is yet to retrieve his clothes and heater he had in the garage. The house itself I have been in the process of remodeling it because of the loss of my leg I haven't been able to finish.

If you read about the extension cords he required them all to be removed from the property. They aren't frayed and all had fuses on them. I don't know the reason for that. He also cited the upstairs sleeping rooms, which I rent out. There is a kitchen. This was there when I purchased the property. My intent is to go to the permit division and ask again for a permit to convert to a duplex. I will do that after this hearing. He said all sleeping rooms must have exit from a window. All rooms have windows. There was one tenant that had AC in the window. For the inspector to cite that all sleeping rooms must have functional windows I don't understand. He shouldn't make a blanket statement like that.

As far as unsafe or condemnable, all issues have been taken care of. In the basement there was a dryer that came with the house, he claims it was plugged in—I can't go in the basement—I've removed the dryer completely. I've removed the mattress. Those are resolved. As far as the gas goes, I had an emergency where I was taken by ambulance and the St. Paul Fire Department said there was a gas leak to the stove. I have an air fryer and other means of cooking other than the stove. I'm fine with the gas being shut off to the stove. I shouldn't be required to repair the gas line to the stove. I don't think there's any ordinance requiring a home to have a stove or cook top, especially with modern appliances like air fryers.

He said there are uncompleted walls. There is a small area and it is my intent to demolish that area, with permit, to convert to a duplex. I did take out a permit to do that and unfortunately the City's records---

Moermond: when we talked in 2022 you said you were doing it then and that nothing had happened We talked about whether or not it was a rooming house. You were saying it was a harm reduction facility and had 3 rooms upstairs with individual locks. The determination was 4 people lived there including yourself, which means it was fine that there was under 6 people. Let me just say I don't believe you about someone not living there in the garage. The photos look like someone is settled in the garage. The main thing is they aren't in the garage now. Getting the sleeping materials out is also key. The basement I again see someone obviously—

Getty: no ma'am.

Moermond: I don't believe you. I have seen enough in my years sitting here that I know.

Getty: the mattress has been removed.

Moermond: was it used for sleeping?

Getty: no

Moermond: I don't believe you. You allowed it to be unsafe. I see extension cords. I see open walls. Wires exposed. I see a fan, I dresser with things on top, I see police in the kitchen, open ceilings. When I look at that I see wires running through not encased by the walls or appropriate hardware.

Getty: that's in the kitchen.

Moermond: and that's not ok. I'm really struggling. This isn't the first time we've talked about this. We've had access issues to get to the second floor.

Kedrowski: the egress issues had to do with blocked travel or blocked windows. You have to have unobstructed access to the windows.

Moermond: I see no issue with the phrasing of window vs. windows.

Getty: the basement is unfinished. You don't have to have that finished.

Moermond: if you have exposed wiring.

Getty: *the wiring is not hooked up in the basement.*

Moermond: *you just have wires running not hooked up?*

Getty: *my bedroom has a wall that isn't finished and not hooked up and there are wires through it. There's a control panel designed to allow me to have access to switches and they aren't hooked up. I'm going to go to the permit department and pull permits following this hearing.*

Moermond: *what permits?*

Getty: *to convert properly to a duplex.*

Moermond: *for our purposes today, it doesn't matter to me about whether you are using it with the 3 rooms renting upstairs or not. You are allowed to have two kitchens, this space be used in the fashion you are. That isn't the issue.*

Getty: *why did he cite me about the kitchen upstairs?*

Moermond: *was it installed without permit? I believe that was the issue.*

Getty: *I did take a permit out to complete the kitchen when I purchased.*

Moermond: *there was an outstanding electrical permit at that time in 2022.*

Getty: *permits were taken out in 2017 to add the back stairway.*

Moermond: *Nathan Bruhn was the building inspector in 2017 and indicated there was a lot of work still to close the permit and it doesn't appear it was ever closed. There may be a permit out there but it was never completed under permit. That's a problem. You'd need a new permit regardless.*

Getty: *I understand that. If I'm permitted two kitchen in the house—*

Moermond: *the issue isn't two kitchens. It is whether it is being used as single-family home or a duplex and fire separations.*

Getty: *if I'm not using this as a duplex can I shut off the internal staircase that allows the tenants to use the back stair case.*

Moermond: *each person must have two ways egress. One can be through interior and the other has to be directly to exterior. They have to be different so fire can't block both exits simultaneously.*

Kedrowski: *if you close of the interior stairway it would be defined as a duplex. That would change the dynamics.*

Getty: *I hired a contractor that was apparently not licensed and he advised me it was ok to close off that interior stairway. He'd told me he took out permits.*

Moermond: *as the homeowner you're responsible.*

Getty: *I relied on this person who deceived me. I thought going to a duplex would be simpler.*

Moermond: that's up to you. It has to be done under permit and has to meet the building, zoning, and fire codes applicable. Closing off the interior staircase may or may not be possible. That is something examined when you're pulling permits to do the changes. Last time you were seeking grant money and it appears you didn't get it.

You need to comply with the orders as written. Again, two means of egress.

Getty: one being the window?

Kedrowski: no, both stairways are needed. If you are going to be "duplexing" the property by having the interior stairway removed it can be a window with a secondary staircase in the rear of the property.

Getty: I did submit a diagram with one of the permits shortly after or before the last appeal.

Moermond: they would want all new information. It is 3 years later. It is money dependent. You still don't have grants.

Getty: the basement had egress windows and they were broken by a tenant who is now under criminal complaint. When that happened I didn't allow anyone to sleep in the basement. Prior to that there were 2 egress windows installed and it was legal. The mattress was down there but no one slept on it. I have taken the mattress out.

Moermond: that tells me you are in compliance now. I don't believe you were in compliance at the time but we aren't going to circle and arguing about that.

Extension cords. This extension cord is cited under nuisance code, not fire code, which I believe is incorrect.

Kedrowski: yes, it should just deal with use of. It should be updated.

Getty: are any use of extension cords permissible?

Moermond: for a temporary use, yes.

Getty: what about extension cords with fuses. A power strip?

Kedrowski: that's allowable as long as it isn't plugged into another extension cord.

Getty: I believe that's what they all are.

Moermond: and I'm concerned about the extension cord use.

Getty: I will remove any extension cords that are not power strip.

Moermond: missing walls throughout. There does need to be a proper fire barrier between spaces in house. Particularly between basement and utilities.

Kedrowski: you don't need that in a single-family home, but you do in a duplex. Any sleeping area should also not include those utilities.

Getty: there is no sleeping occurring presently in the basement.

Moermond: there should be none. We would definitely need a proper egress window for ti to be installed and used as a sleeping space.

Getty: I will order them. It takes about 2 weeks to get. I believe it isn't an issue since the mattress is removed.

Moermond: no, then it's an only issue of having a broken window in need of repair. We have a smoke detector problem

Getty: that's all been resolved, I put in 4 combination smoke and carbon detectors. One on each floor, including the attic.

Moermond: last thing is the stove and the gas leak. You aren't required to have a stove. You had a leak and is turned off at a valve that is intended for temporary shut off. It isn't intended to permanently turn off the gas. I need that line to be capped so we ensure there's not a future leak.

Getty: there's a flexible metal connection and that's where the leak is. I'm intending to resolve that with a permit and someone will come to repair it.

Moermond: I'm going to put a deadline in place in which it needs to be repaired under permit or capped so it is permanently closed off.

Kedrowski: to remove the faulty appliance. If it is there it should be hooked up properly. The stove needs to be functional or removed.

Moermond: so you have some decisions to make. My immediate concern is around repairing or capping the gas line.

Kedrowski: there is one wall with an awful lot of electrical boxes roughed in. Nothing is hooked up, the permit being that old is expired and the new wiring needs to be inspected and the wall closed in to cover those boxes.

Getty: those aren't hooked up.

Moermond: even installing to rough them in needed a permit. Nothing was signed off on.

Getty: My electrician, Fred Klapp, died.

Moermond: you'll need a new permit.

Kedrowski: keep it open so the new electrician can see what the old one did. Don't cover that over right now.

Moermond: we have a note in here about ceilings and walls, and I see what is a think a basement ceiling and it has spray foam insulation?

Kedrowski: it isn't even spray foam, it is foam rubber. Very flammable. It should be removed entirely.

Getty: where is that?

Moermond: ceiling in the basement, room with wood paneling on the walls, a framed out door and it is in the rafters. That's in the packet of photos we gave you.

Kedrowski: there's another photo where you can see spray foam in there draping almost like fabric.

Moermond: there's an area sprayed in and an area with draped foam rubber.

Getty: that's in the kitchen. That's sound "continuation". I occupy the first floor because it has a ramp; I can't go anywhere else in the house.

Moermond: Mr. Kedrowski, could you forward the correct citation for the extension cords and language to Ms. Zimny so it can be included in the letter sent out.

Getty: I will remove any extension cords, but you are saying the power strips are allowable?

Kedrowski: yes, as long as they're plugged directly into the wall and not "daisy-chained" together.

Getty: I'm only looking for an extension to do the work. I just don't want anything condemned.

Moermond: understandable. How many people live there now?

Getty: 3. None the same as 2022. Sharing kitchen and bathroom and the area the stairway used to go into. Have individual locks on the doors.

Moermond: with the zoning piece, you are to be in compliance with zoning, egress and fire requirements for single-family home. Until you have permission from zoning, the interior stairwell must be accessible.

Getty: that's considering the back stairs?

Kedrowski: yes, because if the internal stairway is blocked you're creating two distinct units, which you aren't allowed to have.

Moermond: there's also an expectation if stairs are there that they are usable. People are delayed in getting out if they're blocked or locked. There would be an expectation of getting in and out both ways.

So that needs to be working until you get an inspector in. I'll leave that to them.

The walls and ceiling need to be closed, but ai assume you want to complete the electrical work before closing?

Getty: yes.

Moermond: so you need a permit. That will take longer then.

Kedrowski: once the rough in is verified by inspector they can close walls.

Moermond: we can include that information in our letter. You can pull the permit as a homeowner if you're doing the work yourself.

Out of all of this my top priority was having the basement and garage empty for sleeping use.

Getty: do I have permission to remove the boarding on the garage so he can remove his belongings?

Moermond: it is your house. You can remove and replace boards, but it needs to be secured from people going in and sleeping.

Getty: I do have an income issue, I would appreciate a number of days past the first of next month.

Moermond: I understand. Getting the most important things done will buy you time, which is the sleeping room and smoke and carbons. Deadlines for gas and electric: let's have gas line capped or stove functioning by December 22.

Getty: I have surgery scheduled for November 28th.

Moermond: either you or an electrical contractor must have a permit pulled and rough in inspection done and the gas line capped or repaired. Wrapping up the remaining items April 1, 2026.

Referred to the City Council due back on 11/19/2025

2:00 p.m. Hearings

Fire Certificates of Occupancy

- 8 RLH FCO 25-69** Appeal of Ronald Staeheli to a Fire Inspection Report at 358 ARBOR STREET.
- Sponsors:** Noecker
- Grant to December 22, 2025 for items all items except for the item related to painting exterior, grant to May 1, 2026.*
- Ron Staeheli, owner, appeared via phone*
- [Moermond gives background of appeals process]*
- Staff report by Fire Inspector Keith Demarest: a two-unit duplex, upper and lower. October 22, 2025 our office responded to a Certificate of Occupancy renewal. I did an inspection October 22. The following discrepancies were noted: peeling and chipping paint on exterior, holes in eaves filled with spray foam, golf ball sized hole in the siding with bird nesting debris protruding from it, broken glass pane on rear second floor, heavy contents and trash throughout which is both a safety and sanitation risk, remnants of cat urine or feces on floors throughout lower unit, infestation of flying insects in lower unit, interior window sills showing signs of chipping and flaking paint, tear or crack on living room ceiling in upper unit and a missing combination smoke/CO detector in the upper level bedroom.*
- Moermond: Mr. Staeheli, let's walk through these. First is peeling, chipping paint to be*

eliminated and surfaces repainted throughout and around the entire exterior.

Staeheli: I sent two photos of the house from the sidewalk for the record. It isn't a house that needs painting. He's basically saying repaint the entire house, which, first of all, there's no way to do that in the month he gave me, and second of all I don't think it needs it. I also don't think there's any inherent problem with spray foam in holes in the house and the hole in the siding was an insulation hole we left open for 40 years because we like the Martens that nest in there because they get the mosquitoes. That hole has been there for 40 years as a bird house as part of the house. Also, it is much too vague of an order. It has a few places on trim that have been painted already. I'm curious why spray foam in particular is a problem because it hasn't been previously. The orders were vague and reads like the whole house needs to be repainted. I look at houses for a living. There are some houses that need to be repainted but just the entire house paint peeling? You may find a flake of paint missing on every surface but it doesn't rise to the—nothing's rotting or falling off.

Moermond: you don't know where the inspector was referencing needed to be painted?

Staeheli: no, he did send me some pictures and I sent them to my handy-people before I called, and all of the white stuff has been painted, but I can't match the green and I'm going to change to blue in the spring anyway. I don't know if he wants the entire building painted.

Moermond: were you present at the inspection Mr. Staeheli?

Staeheli: I was not.

Moermond: did you have someone present?

Staeheli: yes.

Moermond: did that person tell you what the inspector said?

Staeheli: yeah he didn't say anything to him. Didn't communicate with him at all.

Moermond: so the inspector walked around the entire house and didn't say anything to your property manager type person?

Staeheli: right. I think it was my son, if I remember correctly. But no, he didn't say anything. Like I said, I asked for photos and I did get them and have every area in the photos painted. The white was all done in those photos. I just want it to be much clearer or we can go back and forth on this six times.

Moermond: well, we've been back and forth on this house many times.

Staeheli: yeah, I know.

Moermond: Mr. Demarest, we have painting and spray foam. Can you speak to the locations? I've never seen an order requiring an entire structure be repainted, rather any deteriorated areas need it. Is that the case here?

Demarest: I'd agree. The first one was worded "around entire house" was that there were issues around the perimeter on all four sides. Instead of pointing out every square foot I instead said that since there were obvious issues around the entire house. I

rebut what Mr. Staeheli said earlier about lack of communication. I did speak with all the people on site at the property. I'd need to do so to have permission to get in. During my reinspection on the 21st I can definitely go into specifics to clear up the first violation.

Moermond: would it suffice if they are simply revised to indicate instead of "around entire house" to "surfaces where chipped and peeling paint are present." Then we can eliminate that and it is enough to clarify. With respect to the spray foam, what are your concerns?

Demarest: I'm a building official limited as well. That yellow spray foam commonly used is extremely flammable both in finished and foam form. It isn't an approved way to fill holes. It would need to be wood on wood to make a solid surface. Where it is currently used on the exterior on filling holes in wood, it isn't made for that.

Moermond: so it could be there but you would still need flashing covering that area?

Demarest: yes.

Staeheli: it is the exterior of the house and you are talking about flammability? The house is made of wood. The foam isn't more flammable than the wood surrounding it.

Moermond: it burns much faster and at lower temperatures.

Staeheli: it is smaller than a baseball. You're saying it is a fire hazard on the outside of the house? To have painted foam insulation? Is that his position?

Moermond: you aren't arguing that, you're arguing the amount. That it should be measured by volume? Is that what you're going for? Please expand on your argument.

Staeheli: I don't have an argument; I'm asking what the argument is that it needs to be removed. Actually, I don't even know, does it need to be removed or painted? What is he asking me to do?

Moermond: it isn't an acceptable material to seal a hole with. You need something to cover and seal the hole properly as it isn't a finishing material. Mr. Demarest?

Demarest: I agree.

Moermond: this sounds like a small fix.

Staeheli: first of all whether or not he talked to anyone I don't know. The people I talked to while he was there said they didn't say anything to them. That's all I can report. Second of all, the foam insulation portion, I disagree that there's any code that could be cited---I'd like to read that citation that says spray foam insulation isn't acceptable to repair holes in exterior siding. I'd like to *SEE* that code. Fire hazard, needs to be removed.

Moermond: that isn't actually what he said. What you're looking for is confirmation from the building code that spray foam is not actually a building material, am I understanding you correctly?

Staeheli: yeah.

Moermond: the broken window on the second floor seems straightforward.

Staeheli: yeah we're not going to replace the glass, the broken part will be gone; it already is I think.

Moermond: the lower unit has heavy content, including trash and cat feces. Have you talked to your tenant about that?

Staeheli: yeah. First of all, if it rises to the problem of a healthy safety violation then they need to talk to her about her housekeeping. I don't think it rises to that level. She has a lot of storage. She'd rather have stacks of boxes than a dining room table. I don't actually know---how much can she store in her house. She can move. There's access to the toilet and bathroom and cooking and cleaning. Egress for fire. To what degree do we need boxes remove and to what standard?

Moermond: are you asking what volume a room can be filled before it's considered heavy content?

Staeheli: first of all, I don't see any place in the code that denies the ability to have heavy content. I would also go on to say let's define heavy content.

Moermond: with respect to the unsanitary component, you're saying that should be called into the health department?

Staeheli: I'm saying it isn't unsanitary. I want to know where heavy content becomes a problem. I could understand if it was an egress or sanitary issue or every room was completely inaccessible. When do dishes piled up become a problem? There are pictures and it is just unsanitary. That's incredibly vague.

Moermond: we have cat poop on the floor. Insects flying around.

Staeheli: what kind of insects?

Moermond: you said fruit flies Mr. Demarest?

Demarest: I couldn't tell what they were, just flying insects. Smaller than a house fly.

Moermond: Mr. Staeheli, you are saying you as the property owner aren't responsible for the sanitation of the unit?

Staeheli: no, I'm responsible to provide garbage facilities, to provide water and hot water, toilet, bathtub, sink. I can't control whether or not they've done their dishes when the inspector comes and for them to call sanitation on that house was, again, amazingly vague and also we can't control it.

Moermond: that's a private contractual issue; it is your house when it comes down to it. You have said they can live there, are there not provisions in your lease that cover maintaining the property?

Staeheli: of course. I don't think it was in violation. The photos I saw had dishes stacked up and more storage in the place than he liked. I didn't even see a photo of the cat box problem.

Moermond: it sounds like it wasn't in a box, it was on the floors.

Staeheli: there's four boxes in that room and they may have tracked it in and out there wasn't any on the floor.

Moermond: Mr. Demarest, tell me more about the cat poop?

Demarest: there was what appeared to be a bedroom with four or five cat litter boxes, the majority of the floor appeared to have what appeared to be dry spots from where urine or feces had previously been. Circular stains on floor left behind.

Staeheli: what's the solution for that? If at some point the cat misses the box, what is he asking to be done as a result?

Moermond: I think it is to clean.

Staeheli: he said it was clean just stained from before.

Moermond: I was hearing the bulk had been removed and stains were there. Mr. Demarest, is this a question of bacteria?

Demarest: the floor was not clean. From my training and experience there were piles of urine and/or feces on the floor where the circles were left behind from. The piles of feces were removed but it all remains where it was touching the floor. The floor is not clean.

Staeheli: so the feces was removed, but not to your standards? That's what you're saying?

Moermond: I hear it was picked up but there was still poop on the floor from where it landed and that remains. A proper wiping and cleaning—is that a standards question or is that how we eliminate poop properly from a surface?

Staeheli: I understand.

Moermond: we talked about insects. Your appeal said there are fruit flies in everyone's house from time to time?

Staeheli: yes.

Moermond: the only time I get them is when I have a banana on the counter too long. I don't randomly have that problem so given what I hear about housekeeping I have less faith this is an everyone circumstance, but okay. Interior walls—inside window sills flaking upper unit, tear or crack on living room ceiling.

Staeheli: I think the standard he is setting for the windows is ridiculously high. Windows over time develop cracks. The picture I saw was one chip where the AC comes in and out on one window. I think that's a ridiculously high standard to even call out.

Moermond: you're talking standards, maybe you want to provide your own photos.

Staeheli: I was going off of his.

Moermond: I don't have his printed.

Staeheli: there's a vertical photo with a windowsill with what looks like an AC on the bottom right corner. A gray and white curtain on the top right of the photo, the sill is on the left side.

Moermond: I've looked at the housekeeping photos and it looks very much like the area by the cat boxes hasn't seen a mop in a very, very long time. In terms of the garbage situation, that does look like household garbage in piles and those are of concern. In general, the windows are in pretty bad condition. You are saying the standards are too high, I don't think I concur on that. Smoke detectors, why in the rooms Mr. Demarest? I thought the requirement was outside the rooms?

Demarest: we don't want the detector in the kitchen for the spare bedroom next to the kitchen, that's why we'd want it in the room itself. There is not one currently there or in the hallway outside. It could be in the hallway outside the master, either way it needs coverage that isn't present currently.

Staeheli: the area off the kitchen isn't a bedroom, it is a sitting room. It was never designed as a bedroom. There's no closet. It used to be my office. Again, it was confusing as far as up or down in the orders.

Demarest: lower-level install detector in or just outside master bedroom; yes that room by the kitchen could be used as a bedroom that's why I'd call for the detector in there.

Moermond: was it being used as a bedroom?

Demarest: no, it wasn't set up as a bedroom.

Moermond: so, it wouldn't be required in Fire Code to have a detector there unless it is used as a sleeping space. That just leaves the lower level—in or outside of master?

Demarest: absolutely.

Moermond: we will amend that so it is clearer. Did you already have that so it is covered?

Staeheli: I thought downstairs was good; but I will confirm before any further inspection. I think the crack in the upstairs ceiling is fine, we'll do that one.

Moermond: we need to lock in some deadlines. Given the season it is reasonable to say that the cracking and peeling paint should be addressed by May 1, 2026.

Staeheli: I'd like identification of everything. Yeah, we'll go back to blue in the spring so that's reasonable.

Moermond: in terms of the spray foam and hole in siding, those seem to be minor repairs that aren't weather dependent, let's have that addressed by December 22, 2025.

Staeheli: that's fine, though I'm not quite sure what he thinks the solution to that is and I'd still be looking for the code that calls this into question for use in exterior patching. But yes, that's fine for a deadline. I appreciate the extra time.

Moermond: Mr. Demarest, is that something you can pull from building code and share

what constitutes construction materials and not?

Demarest: yes, I can. I'll have it to you by end of day.

Moermond: cracked window you said you're taking care of. Let's have the December 22nd deadline for that. I'd love it if we have the sanitation issues addressed and enforcing your lease provisions should get that cleaned up. Personally, in terms of content, I see lots of trip hazards and open paths to egress. The floor is completely covered in clothing and other materials. That isn't clear access in my opinion. The foot has to touch the floor to have a path. That seems easy enough for someone to clean up. Looking at the sink area I'm guessing that's where the flies are coming from. Let's just check that area again on December 22nd so it is cleaned up by when the inspector is out.

Staeheli: ok. We'll fix the ceiling too, no problem.

Moermond: December 22nd too. Also the smoke detectors for all sleeping areas.

Referred to the City Council due back on 12/3/2025