



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, July 9, 2024

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Remove/Repair Orders

1 [RLH RR 24-17](#) Ordering the rehabilitation or razing and removal of the structures at 887 CHARLES AVENUE within fifteen (15) days after the May 1, 2024, City Council Public Hearing.

Sponsors: Bowie

Layover to LH July 23, 2024 at 9 am to check on status of completed CCIR. (CPH August 14)

Kyle Runbeck, owner, appeared via phone

Moermond: we got a little paperwork from you on the financing. I'm not sure what to do with that until we have the bids you've accepted and will be using for the work. If the bids turn out to be this amount, great, if its more it needs to be figured out. We can sort that out once we have those bids.

Runbeck: Mr. Zane came over and was able to get photos, so that should show where things are at and there's not a lot left to be done.

Moermond: we did get communication from him.

Runbeck: the inside of my house is ok for the other inspections but for whatever reason I have to get things off the walls of my garage. I didn't know that was part of this, so I started working on that. I'll finish that by tomorrow and then will call Clint again.

Moermond: I really want to get these inspections done. It has been a long time. False starts along the way. It has been a while. We need to get this moving. I know you want to be present, which I don't have a problem with, but I don't want it causing delays either.

Runbeck: Mr. Zane seemed to say that it won't slow things down if I'm there. I'm just asking them to get ahold of me. He said it shouldn't slow things down and this was a priority to get done. I think it will move quickly now.

Moermond: I'm putting it on you to work with them. This has been an expectation all along.

Runbeck: yes ma'am.

Moermond: let's figure out when you'll have that Code Compliance Inspection Report done, then you can begin getting bids to do the work and put together your plan. I'd like to talk again in a couple of weeks and hope you have the Code Compliance Inspection Report by then, check in on that. If it is done we can talk about time to get the bids, schedule, and money together to move forward. Let's talk July 23. I'll plan on sending it to City Council August 14. If things are moving along I can ask for more time, but I want to be able to show them concrete progress.

Laid Over to the Legislative Hearings due back on 7/23/2024

2 RLH RR 24-20

Ordering the rehabilitation or razing and removal of the structures at 1156 LINCOLN AVENUE within fifteen (15) days after the June 12, 2024, City Council Public Hearing. (To refer to July 9, 2024 Legislative Hearing)

Sponsors: Noecker

Layover to LH July 23, 2024 at 9 am to discuss status of cleanout and intentions with the property.

Sharon Compton, local court appointed guardian o/b/o owner, appeared via phone
Jesse McWilliams, son of owner, appeared via phone

Moermond: my understanding is that Clark County is petitioning the court to get a hearing to approve the Purchase Agreement.

Compton: correct. We had the hearing last week and the judge will hopefully be ruling today. Jesse was part of that hearing and was bringing some information no one had seen. She gave him through yesterday to get it to Karen at the County, then she would rule. I was hoping we'd have something for today, but we don't.

Moermond: out of curiosity what did he come up with?

Compton: he said he's going to borrow against the house, that's not in his name, to fix it up.

We don't necessarily like settling for \$170,000 and having the house torn down and explained to them that we need \$300,000 to fix it up. Is it worth it? Absolutely. But the City doesn't have a grant program and we don't personally want to put our own money into it, and there is no way to borrow the equity out of the house. We don't necessarily like that agreement, but it is all we have.

Moermond: who doesn't like it?

Compton: personally, I would like to see it fixed up, but we don't have the cash to do that.

Moermond: understood, I thought maybe you meant the judge didn't like it. I think the judge is on board and she's very tired of Jesse and all his excuses.

Moermond: the only two things I want to catch up with you on are the cleanout and then talking about what it will look like to transfer the property to Mr. Distad and how that

operates under City Code.

[Mr. McWilliams was added to call]

Moermond: I want to walk through the cleanout and then talking about what it will look like to transfer the property to someone else. My understanding is Clark County has a judge considering a motion now, but we don't have a decision on that yet. We'll sort through this some and delay as we need to. Ms. Compton, where are we at with the cleanout? It needs to get cleaned out for rehab or removal.

Compton: we had a full workday with a big crew and big dumpster, and we got 1/3 at least of the way through. We're waiting for Clark County to give more money to keep going. Our goal was to get out as much valuable things as we could. Sorting through what is good, valuable, broken, or damaged from fire or looters. That was a couple of weeks ago. We still have a way to go.

Moermond: your first priority is the valuable items. Sounds like most will fall in the household waste category?

Compton: yes.

Moermond: so that should help things move more quickly I assume. My only concern is abating the nuisance. The nuisance condition needs to be taken care of before title can transfer. There could be a contract drawn up with a purchaser to do a rehab and that would be however you and attorneys want to manage it so interests are protected. With demolition, it needs to be down before title can transfer also. It doesn't matter who knocks it down. Sounds like turning it over to a new person is the way to go, and that's fine by me, but we'd want to see that contract. Those things typically move relatively quickly. Mr. Yannarelly, you have experience with that.

Yannarelly: you hire a license contractor. They deal with Ramsey County. You have to do a hazmat survey. If there is fire damaged stuff they have to do specific landfills, so it can be more expensive. Licensed contractors know what they're doing and the process with Ramsey County and the State.

Moermond: Ms. Compton, any questions?

Compton: no, not at this time.

Moermond: Mr. McWilliams?

McWilliams: yes, yes, yes. I got approved for a second Confession of Judgment from Kayla through property management. We're ok with using the guardianship funds through Clark County to start the second confession of judgment on Gary's behalf, due to the fact that Gary doesn't want to sell the house. We want to use the sworn construction statement and see if it can be under Gary's name. That was already generated, then Gary just makes the payment. Neither Gary nor I want to sell the duplex. We'll do whatever we can to prevent the duplex from selling to someone else. Gary's lawyer opposes the sale as well. We want to sell the assets being recovered to initiate the mortgage. It has already been drawn up through a sworn construction statement, and I want that through Gary's name so he won't lose the house.

Moermond: the construction statement needs to cover what is in the Code Compliance Inspection Report and we don't have that because the house is still full.

McWilliams: I have it. I can get it to you.

Moermond: it isn't of value until we have the Code Compliance Inspection Report. If it covers everything in that and you are in a legal ownership position, that is worth considering. My understanding is Clark County public guardian is in possession on behalf of your father, Gary, and they are the legal authority at this time. Until a court tells me otherwise, I have to treat them as the Responsible Party. If that changes, it changes, but it isn't my call. At this time, I have to respect their authority to make legal decisions.

McWilliams: my dad can just sign the mortgage statement; we would be alright with that. If we could address that in Clark County today.

Moermond: I cannot speak to that at all.

McWilliams: ok. Understood.

Moermond: any other questions?

McWilliams: my dad and I don't want to sell. The lawyer opposes it and so do I. I am working "pro se" on this in Clark County.

Moermond: we'll talk again in 2 weeks to discuss cleanout and intentions with the property. Should be a short conversation. Just a check in.

Laid Over to the Legislative Hearings due back on 7/23/2024

3 [RLH RR 24-23](#) Ordering the rehabilitation or razing and removal of the structures at 41 MILLER CREST LANE within fifteen (15) days after the July 17, 2024, City Council Public Hearing.

Sponsors: Johnson

Refer back to LH July 23, 2024 at 9 am for further discussion if bids, schedule, financing and affidavit are not approved prior to CPH.

Corrine Coulter, owner, appeared but did not speak
Lee Coulter, owner, appeared

Lee Coulter: I have \$18,000 in a separate account for both properties. I can show you if you want to see that.

Moermond: I don't need to see that until you have bids. It is kind of premature.

Lee Coulter: I have enough money to cover the estimate from the carpenter who will do the work on both houses. I have a work plan, though it is loose. I'm concerned with the carpentry work since it is external. I do want to have this done by November 27 to have the Vacant Building reduced. The longer it takes me to get authorization to submit for permits. November 27 is coming, but even worse the weather will be a factor. Mid-October that may stop everything.

Moermond: you need to focus on the exterior first then.

Lee Coulter: that's my point, but until I can apply for a building permit I can't do

anything, right?

Moermond: that's right. You need to show us all the bids for all the work. You need a complete package before you're greenlighted for permits.

Lee Coulter: we've been in the program 14 years. We've had no complaints about the properties. The work that has to be done I'm doing it. I have the building permit applications. You have the Performance Deposit money. I'm ready to go. I'd like to go to the Council and piecemeal, at least the carpentry. That's my main concern.

The other concern—I've got bids coming in for HVAC and plumbing. Electrical contractor is coming Friday the 12 and on the 17th for estimates. I'm expecting to have them in within a couple of weeks. I would appreciate it, and I know this is out of the norm, but since we've had no problems with the properties, we are concerned. We aren't neglecting them. We're maintaining them in good fashion. The inspection report shows minor changes. Updating code basically. I'd like to get my carpenter going on this. I know that isn't the norm and something you normally do, but it is what I'm requesting. When I get the estimates do I send that to you?

Moermond: you are so close to being ready to go. I'm not trying to delay you. When you get the other bids, send them through and she will make sure the right people see them. Once we review and make sure it looks good, we can say permits can be issued. The Council wants to get you going as fast as possible, and that can be before the vote. The only other piece is if your bids come in a total of \$40,00, then we'd need to see \$40,000 in the account for Miller Crest, this account for Mohawk. As soon as that happens we can go, we don't have to wait for another meeting if you can get that in.

Lee Coulter: can I block out all the digits on the account? I'm a private person.

Moermond: you can. All I am looking for is your name connected to the account. I don't need to know account numbers at all.

Lee Coulter: a summarized work plan, the estimates.

Moermond: the bids, the schedule. You want the outside stuff done earlier, that's fantastic. The money. They were laid out in Joanna's earlier letter and will be repeated. Once we review them and say ok, you're ready to go.

Lee Coulter: I would like to talk about re-appealing.

Moermond: if your Vacant Building fee isn't paid, it is sent to assessment. That is something that is appealable. You get a letter in the mail saying the City intends to assess it to the property and if you want to appeal it you can. The appeal would be heard here. There is no charge to appeal special assessments. If you are done at a six or less months from your renewal date, I will cut it in half. We'll get it down as best we can. It is an opportunity to be heard again about prorating it. If it is more than six months, I will have a harder time doing that.

Lee Coulter: can you do better than 50%?

Moermond: this isn't the time to talk about that.

Referred to the City Council due back on 7/17/2024

4 [RLH RR 24-24](#) Ordering the rehabilitation or razing and removal of the structures at 2117 MOHAWK AVENUE within fifteen (15) days after the July 17, 2024, City Council Public Hearing.

Sponsors: Johnson

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Moermond: that's right. You need to show us all the bids for all the work. You need a complete package before you're greenlighted for permits.

Lee Coulter: we've been in the program 14 years. We've had no complaints about the properties. The work that has to be done I'm doing it. I have the building permit applications. You have the Performance Deposit money. I'm ready to go. I'd like to go to the Council and piecemeal, at least the carpentry. That's my main concern.

The other concern—I've got bids coming in for HVAC and plumbing. Electrical contractor is coming Friday the 12 and on the 17th for estimates. I'm expecting to have them in within a couple of weeks. I would appreciate it, and I know this is out of the norm, but since we've had no problems with the properties, we are concerned. We aren't neglecting them. We're maintaining them in good fashion. The inspection report shows minor changes. Updating code basically. I'd like to get my carpenter going on this. I know that isn't the norm and something you normally do, but it is what I'm requesting. When I get the estimates do I send that to you?

Moermond: you are so close to being ready to go. I'm not trying to delay you. When you get the other bids, send them through and she will make sure the right people see them. Once we review and make sure it looks good, we can say permits can be issued. The Council wants to get you going as fast as possible, and that can be before the vote. The only other piece is if your bids come in a total of \$40,000, then we'd need to see \$40,000 in the account for Miller Crest, this account for Mohawk. As soon as that happens we can go, we don't have to wait for another meeting if you can get that in.

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Moermond: if your Vacant Building fee isn't paid, it is sent to assessment. That is something that is appealable. You get a letter in the mail saying the City intends to assess it to the property and if you want to appeal it you can. The appeal would be heard here. There is no charge to appeal special assessments. If you are done at a six or less months from your renewal date, I will cut it in half. We'll get it down as best we can. It is an opportunity to be heard again about prorating it. If it is more than six months, I will have a harder time doing that.

Lee Coulter: can you do better than 50%?

Moermond: this isn't the time to talk about that.

Referred to the City Council due back on 7/17/2024

10:00 a.m. Hearings

Making Finding on Nuisance Abatements

5 [RLH RR 24-26](#) Third Making finding on the appealed substantial abatement ordered for 733 FAIRVIEW AVENUE NORTH in Council File RLH RR 24-8.

Sponsors: Jalali

PO to post additional \$5,000 PD in order to receive additional grant of time.

Stamate Skliris, owner, appeared

Moermond: we had you down at both 10 and 11. You have voicemails from me on your google voicemail from this morning. The last one indicated where I was at, which is I will recommend to the Council that an additional \$5,000 Performance Deposit needs to be posted in order to get more time. I figured that was a better incentive and less punitive than forfeiting. We're getting there, just very slowly. The March 28 resolution adopted by Council was the finish line. Mr. Yannarely says there are 3 active mechanical permits, an electrical that is active and had a rough in, no plumbing permits. I saw recent communication from the plumbing inspector. That is what I have. I am willing to rethink on what you say, so let's talk.

Skliris: there was good news was I went down with the plumber and pulled the permits for the plumbing. I also had the opportunity to meet with Mr. Smith and Mr. Ubl over an hour. I received communication from Ms. Wiese who indicated that there was merit to what I was saying, she'd reviewed, and wanted me to meet with Mr. Ubl. We met for an

over an hour, he reminded me about 3 times that you went to my Supervisor so we're going to get to the yes. We condensed the list to about 5 items. It was positive. Since then, it was 180 and the goalpost has been moving back further. I don't know what you can do other than an extension of time. I don't see a light at the end of the tunnel unless other action is taken. It is unfortunate that my supervisor asked me 1:1 about the progress, tell them I meet with you again and they just shake their head. It is something people are aware of. It has taken a long time. They asked me if I've considered getting an attorney to streamline this. I am an attorney, so it seems silly. I shouldn't need an attorney to speak to Mr. Ubl. I email him, he drags his feet, he eventually responds. A couple things to illustrate.

We have the list from 2015 before the Code Compliance. We have it again from 2021 and again from 2023. Mr. Ubl, with his colleagues, have added things that weren't on there.

Moermond: but those would have been taken into account during the 2023 meeting that resulted in the 5 things in the resolution. .

Skliris: There are 5 plus 2. I tried to clarify with him that the newest items that Mr. Zane and Mr. Bruhn added on there, I did have a subsequent conversation with Mr. Bruhn on my holy Friday. I went down there and spoke with him saying he was no longer concerned about the deck but then Mr. Ubl added it back on there. The City's website tells you the requirements for a deck. This was never part of any issue. I called up Mr. Williamette and asked if I needed a permit. There are no footings, it is cement. Mine's 14". No railings. It also isn't attached to the house. So I was told I didn't need a permit. It has been constructed and finished. They want me to open up the deck. It isn't going to happen. It is arbitrary and capricious. It is like going to the MOA and them asking for a passport. It is being difficult. There's a \$4,000 vent hood. I got a letter from the manager at Best Buy, even though I have trial week coming tomorrow, I'm running around satisfying things I shouldn't have to do. This vent hood, I have the installation guide. This one has 3 different settings. I shared a photo of it set at 290 CFM. I shared 23 pages of information and Mr. Ubl's response is I need to install makeup air or get a new vent hood for 300 CFM or lower. We aren't communicating. I have a letter from the manager at Best Buy, stamped, signed, with the photos, 290 CFM. If they don't get checked off the list we aren't moving forward. This is arbitrary and capricious. They're adding new things.

Moermond: this is in the list of things.

Skliris: yeah, they're new things they've added on.

Moermond: this is in the list of the five things you met with them about.

Skliris: and it was cleared up in conversation. But to my chagrin, it was added back on there.

Moermond: but this is the list that went in front of City Council. It is what they voted on.

Skliris: they could add a bunch of other things on there. It is arbitrary and capricious.

Moermond: why didn't you speak to it at the time?

Skliris: I did, and its recorded and acknowledged.

Moermond: at the City Council, when they voted on this to be a condition?

Skliris: when you meet with the director you expect that they are going to honor their word. It is called a meeting of the minds. It is a dialogue. It is what I do all the time. And he should be held to the same standard. That's why I did go to Ms. Wiese because Ms. Prince said you don't know what you're going to get when you speak to Mr. Ubl. These are her words. I see this trouble and I'm not going to pay an extra \$5,000. My colleagues wanted to come with today as support. I got a letter from Mr. Clint Zane saying they were going to forfeit my \$5,000. They said it is a violation--

Moermond: that's an automatically generated letter.

Skliris: it is a violation of due process. You can't take property like that. I want to be done, but they have to stop adding stuff. Just like the \$5,200 can be done with Mr. Patton, Heating and Cooling. These new things need to be removed and if you can't communicate with the person who is in charge, there is a problem. Last year when we met you said "now, Mr. Skliris, I know that's wrong" because myself and my partner we did put in green sheetrock in the basement. I was telling you about that. Well, low and behold they tell me there is moisture resistant sheetrock which has to be removed. I don't know why. You have to play phone tag with them at 6 am. Low and behold they removed it and said it is per manufacturer's code. The problem is misrepresentation. I am representing information to Mr. Ubl via email and his response was "I sent a team to Menards to meet with John." I talked to John and said no one came there, they called me and I showed them the same documents I gave you. They didn't go there. *I* provided them. He said the information he gave me wasn't enough, I had to go research with my team. The information is online and in the email, per code. They satisfied that, but it took years. No different than this vent hood and this other thing. They wanted the inspector to come for plumbing and I was there, it is hard to coordinate with Mr. Kaufer. I said you were here last fall for the inspection. He said that wasn't an inspection. I said, per your visit, you came with your eyes and your senses and Mr. Zane drew up a finding per the inspection and what I did diligently after we left. I went and pulled a permit for four items. Now they want me to pull it for 22. I'm not going to do that. I'm not going to pull 22 permits when it is the same brother that is the work of the plumbing. It is the same theme. Because I went to Angie Wiese, Mr. Ubl is offended and we're adding other things and there's no dialogue. I'm doing my best to land this plane. I can't do it on my own. Upstairs, what I see unfortunately--and it is beyond the scope—people who are in prison get mad at a prosecutor or judge, police officer, they go get liens. Arbitrary and capriciously. It is very costly for the person. They can get one on my home; I'm not interested in selling it. But what else do I have to do to get Mr. Ubl to honor his word and say we're getting to the yes? Instead they are adding on these things on there.

Moermond: I'm struggling that you're saying the five items in the resolution are different?

Skliris: I see 3 items. Well, two and a half. The vent hood is per code. They are incorrect like they were with the sheetrock. Same as the deck. It was never in this history. You don't need a permit when it is on cement, not attached. Mr. Ubl's final response was they waived a bunch of things inside the decking. They said they wanted to see the joints; they used 3 different words. Now they want to see if it is attached. I said, well come see it. You come yourself since you're the one making the decision. You can see the one-inch gap between the house. You want me to pay to lift up all the trex? Come on. He kept saying, Mr. Skliris, neither you nor me have time for this. Let's get to the yes. But after we met, he's not the same person. I haven't gone back

through Ms. Wiese. When they brought the plumber. The nail angle showers are on tile. They have a problem with that because they haven't seen shower stalls attached to a finished tiled bathroom. They want it on studs. The manufacturer, I found in the language, "if necessary, remove the finished wall to expose the studs." I sent photos to Mr. Ubl with my photos of the screws through the tile to the studs. It is kind of a problem. Mr. Smith says "they're trying to make you pay for this home by making you buy new permits." He's not working with me. Eventually something has to give. One other thing, we spoke in the past about ex parte. Minutes after I had this appointment, Mr. Ubl already knows, and emails me saying "I see you already..." I would appreciate to be on the email with the dialogue so it shows we are all on the same page and honor one another so it isn't this stealthy "yeah, he's coming in". No, it shouldn't be that way. Just like I'm not able to speak to Ms. Johnson, who is from Worthington Minnesota like myself. Or, now Ms. Prince, who doesn't matter, I would expect the same courtesy that if you're going to speak to Mr. Ubl I'm also in that dialogue so we can work together. But, he has to honor his word. He also said Ms. Wiese doesn't have the power to sign, I do. I'm the one with the State. Ok, we can go to appeal it. Go to district court and ask for damages, but after 8 years, you used to haul me here all the way from North Dakota. It is goofy that I have to work in the same building and come down a couple of floors. Whatever you can do to facilitate this, because we are at a standstill.

Moermond: I cannot do building code items. I can only do Legislative code items. I can suggest again you reach out to Ms. Wiese I don't know how alternative dispute resolution looks like for you. That's your control. We've been talking since May 2022. In the normal course of events, probably a year ago at the second making-finding I would be telling others that I'm recommending one of two things: the Performance Deposit is forfeit and another \$5,000 or 10k required, or additional Performance Deposit posted. I haven't had that conversation with you. I want to force the issue and say we need to close this down. What you need to bring to have a more effective conversation is on you. I can only look at what the Council voted on. If the City is in some way not doing something set forth in this resolution. That isn't for me to argue.

Skliris: I'd be happy to talk to the City Council on this.

Moermond: you're more than welcome to do so. This is scheduled for July 17th.

Skliris: I have four weeks of trial, until August 9, then I'm overseas until August 26. I have hearings right away when I'm back. Until Mr. Ubl is willing to work with me I am not going anywhere.

Moermond: I have an obligation to send this to Council in their timeframe. They asked for the feedback to do an extension or not, and I need to do that. I can present my recommendation and ask them to continue it from July 17 for a bit. It was a 90-day grant of time, pushing it 6 weeks is pushing it halfway through what they granted. You could have a representative come. A colleague or someone else you'd want to represent you. You can also do it in writing or by phone.

Skliris: I have 17 trials with 4-hour notice to prepare for them. It is ineffable what it is like to be a trial attorney. Because I do have a fulltime job, this is becoming a fulltime job. You understand my situation. I can't physically or derogate my profession to keep coming back to these hearings. When I'm able to I come down a couple floors. At 1:30 I have another hearing.

Moermond: you may want to make a case to the Council in writing you'd like to have

them extend this conversation and they can consider that.

Skliris: it comes down to timing. This could be done in 12 days. Whatever they give me, if Mr. Ubl hasn't retired or still has that stance. I know the other two are going to be like him. It isn't the issue of time, it is them being difficult. Something has to change. Either Ms. Wiese, or I get him on a good day, or having to hire an attorney and suing the City. I'm someone, even though I litigate, I should be able to represent myself but I don't like the attention. I don't need 733 Fairview to have gotten to where it has because Ms. Wiese thanked me for investing in a home like this. The Midway, everyone say should say thank you for putting \$400,000 inside a home. But these people are a little obtuse and don't get it because it is a unilateral conversation with them. The timing is secondary to me, I know it is what is on your plate, but it isn't really going to change things at this juncture unless someone changes Mr. Ubl's decision. Even when the plumbing inspector was there just now, he said some piping that has been covered. I said you understand all 3 floors are tiled. This isn't for me to decide, it is for my boss to decide. It is clearly at the discretion of Mr. Ubl.

Moermond: he may have been referring to the senior plumbing inspector.

Skliris: it was Mr. Kaufer, we're talking about Steve.

Moermond: you know where your conversation is in the Department. This will go on the Council agenda on July 17 and what I would say is my recommendation is what it is, with the posting of that additional \$5,000 I'll recommend they give more time, but your problem doesn't lie there.

Skliris: and you can let them know that the homeowner is categorically opposed—if they want to raze it.

Moermond: no, I'm not making anyone's case for them. I don't think anyone wants to raze the property.

Skliris: I'm not going to post another \$5,000. I've already showed proof of funds of \$40,000, posted \$5,000. That's not the issue. The issue is over here with these people. They aren't willing to work with me. No matter how much we post, it isn't going to matter. I'm not going to throw good money after bad. You can make your recommendation and put an asterisk "homeowner is categorically refusing. He has an issue with the building inspector not working with him. Putting on new things, like opening up a deck and get a new vent hood even though it is below 300." No. This is what we call arbitrary and capricious.

[Mr. Skliris brings up document about vent hood and is attached to the record. Another photo was shown but not attached]

Moermond: do you want this attached to the record?

Skliris: no, I don't want the whole word to see inside my home. That's why I don't have as much dialogue with you as I should. Everything is aired for the world to see. Even just a voicemail. There's nothing for me to hide, but I also want my privacy. I show this to Mr. Ubl and he writes back the same thing: "pay for a new vent hood or pay for make up air." It isn't needed. This is the letter from the Manager of best buy saying it meets code.

Moermond: from June 15. Is this for the record?

Skliris: probably not.

Moermond: then I'm not even going to look at it.

Skliris: I'm chasing my tail.

Moermond: you have my recommendation. I will have Ms. Zimny put these notes together and send them to you and she can copy Ms. Wiese on it. Would you like us to copy Mr. Ubl as well?

Skliris: yes, please.

Referred to the City Council due back on 7/17/2024

11:00 a.m. Hearings

Summary & Vehicle Abatement Orders

6 [RLH SAO 24-34](#) Appeal of Gonzalo R. Sanchez to a Summary Abatement Order at 1040 BUSH AVENUE.

Sponsors: Yang

Layover to LH July 16, 2024 at 11 am (rescheduled per PO's request) to discuss work plan.

No one appeared

Moermond: Ms. Martin, Mr. Sanchez reached out to you to talk about his healing from recent surgery?

Supervisor Lisa Martin: his wife contacted me, he wasn't able to create a timeline. We're going to do that Monday the 15th, prior to our next hearing.

Laid Over to the Legislative Hearings due back on 7/16/2024

7 [RLH SAO 24-41](#) Appeal of Eve and John Stein to a Summary Abatement Order at 1302 BAYARD AVENUE.

Sponsors: Jost

Grant to September 13, 2024 for compliance.

*Eve & John Stein, owners, appeared
Catherine Stein, contractor & daughter, appeared*

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: June 21, 2024 a Summary Abatement Order was issued to the owner regarding outside storage, which isn't allowed. To remove to totes, tarp, items under tarp, tree debris. Compliance date of June 28. Photos in the file. No active permits, but work going on since 2020.

Moermond: was there active permits?

Martin: there was in 2020, a lot of expired. If they are currently working on it they should have active permits. We don't show anything active at this time.

Moermond: I think there's a warm air and two active mechanicals? But not a building.

Martin: those are from 2023. They need to reach out to the building department about this project.

Moermond: tell me what is going on and what you are looking for.

John Stein: this is all due to the construction project. The totes are from the house and are going to go back in. They weren't there when construction started and won't be there after it ends. Construction had taken longer than we thought. The totes are temporary. The construction materials, I did speak to Inspector Caballero over the phone and he said there is a permit and the construction materials are fine. That was over the phone with him.

Jill Stein: the house is built, what is continuing is finishing the plumbing and painting and hoping to be move in imminently.

Katherine Stein: I've been the lead on building the house. I wasn't aware that wasn't active. I'll have to speak to Jason. Electric is finalized. HVAC is active. Plumbing has been continually reupped every 180 days. We did have an issue with the plumber, but that permit was reestablished. The inspector is very aware of that. I'm surprised to hear that isn't active anymore.

Moermond: I'm not 100% sure what is going on, but there hasn't been an inspection on it in almost 2 years. They typically expire after 6 months.

Catherine Stein: I have a good relationship with Jason, I'll reach out. I do typically get a letter. I've passed every inspection up until the final. That's all I have left. It has taken a while to do the finishings.

Moermond: I see logs, tires. I've seen the Google street view and there's no question you are doing a nice job. It sounds like you need to have a conversation with the building inspector. Where I'm at is that the construction materials can be there if it is in use. That doesn't apply to other items back there. Those would need to be handled differently, whether that is taking the tree and turning it into firewood and stacking it, moving totes to the basement or garage. Those aren't construction materials. Tires also aren't construction materials.

John Stein: I have updated photos. The tires are gone. We'd like an extension to leave the tubs outside until we're done.

Moermond: why?

John Stein: I have no other place to put them. Garage is full. House is being worked on.

Moermond: how many tubs?

John Stein: Almost 100.

Catherine Stein: the more rectangular one is construction materials, there's also a table saw.

Jill Stein: we are using the basement to cut tile, paint cabinets, things like that because of the wet weather.

Moermond: what is in the tubs?

John Stein: household items.

Jill Stein: there's no garbage. We have six kids. They have a lot of things they want saved. It is 8 people so it got to be a lot of things. They're in sealed Menards tubs, that have plastic over them.

John Stein: we'd like an extension to leave the tubs until we can move them back inside. The firewood, it cost me over 200\$ to elevate the wood to 12" off the ground. No one in the state I know has their wood 12" off the ground.

Moermond: Ms. Martin, 12"?

Martin: I believe that is a typo.

Moermond: that's unfortunate.

John Stein: I'd like my \$200 back. We made this commitment to St. Paul with my daughter who is an architect. 2 people are building it. We just need more time. We're investing a huge amount of money and time.

Catherine Stein: the backyard is totally enclosed. 6' solid fences. The backyard is slat fence, totally covered. I don't know how this came to anyone's attention because you can't see it. We expect to be back in the house within weeks. Stopping to spend the time to move the tubs and then move them back seems not a good use of time.

Moermond: you were saying the end of August?

Catherine Stein: yes.

Moermond: I'm good with going to mid-September. I can see from these photos you've tidied things up considerably and I take that as an article of good faith. Does that work?

John & Katherine: yes, that would be great.

Referred to the City Council due back on 7/24/2024

8 RLH SAO
24-42

Appeal of Nancy Watkins to a Summary Abatement Order and Vehicle Abatement Order at 1163 MINNEHAHA AVENUE WEST.

Sponsors: Jalali

Deny the appeal, noting the nuisance is abated and the matter(s) resolved.

Called x9973 at 12:17 p.m.: MAILBOX FULL unable to leave a message.

Moermond: the number provided when filing the appeal definitely was her number and it was full. We'll try to cell number she used when talking with the front desk.

x7879 called – indicated it was not Nancy Watkins

We've tried both those numbers, and we will get a Staff report.

Staff report by Supervisor Lisa Martin: a Summary Abatement Order and Vehicle Abatement Order were issued June 12. Both have been resolved. Mattress have been removed and the vehicle as well.

Moermond: so, the recommendation will be to deny the appeal noting both matters have been abated. The Matter is resolved.

Referred to the City Council due back on 7/24/2024

9 [RLH SAO 24-43](#) Appeal of Owen Hansen to a Notice to Cut Tall Grass and/or Weeds at 253 PRESCOTT STREET.

Sponsors: Noecker

Moermond: we have an appeal for 253 Prescott and I have a note saying the orders are being withdrawn?

Supervisor Lisa Martin: they didn't have any tall grass and weeds, it was boulevard plantings. I met with the owner and his wife, had a great conversation. Everything is resolved and no issues at the property.

Moermond: grant the appeal noting the order has been withdrawn. Actually, let's withdraw and archive.

Withdrawn

10 [RLH CO 24-5](#) Appeal of Lesley Anizor to a Correction Notice at 692 WILSON AVENUE.

Sponsors: Johnson

Layover to LH July 6, 2023 at 11 am (rescheduled per PO/rep's request).

No one appeared

Moermond: this is being laid over one week at the request of the Property Representative, the owner's son who isn't available today.

Laid Over to the Legislative Hearings due back on 7/16/2024

Orders to Vacate Code Enforcement

11 [RLH VO 24-22](#) Appeal of John Mehren to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 755 SHERBURNE AVENUE.

Sponsors: Bowie

Grant an extension to August 2, 2024 to have electric restored or property must be vacated.

John Mehren, owner, appeared

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: June 17, 2024 a Correction notice was issued to owner to restore electric service or vacate by June 2024. Sounds like we have a very large Xcel bill.

Moermond: lack of basic need.

Martin: I believe there were some resources for emergency assistance that they didn't qualify for. We haven't issued a condemnation; we don't want to see people on the street either. We're hoping to get it taken care of.

Mehren: I would like to have had this resolved a long time ago. I was given a list of resources. Community Action was one, I applied there on May 16, after disconnecting on May 15. It took until the 26 to get the denial. They recommended I go to Ramsey County emergency assistance. I started that the next day. Unfortunately, because of grant situations they appeared to be busier than normal, that took them until July 2 to finish their case. They denied me for assistance. At this point I do have a meeting scheduled with Robert Hoagland to look into bankruptcy to address the amount with Xcel. Then I do have a friend prepared to help me out as much as she can. To restore the electricity I have to pay half the outstanding amount which is about \$6,000 which I don't have available. I was trying to get assistance with that downpayment. I have \$27 to get to Friday right now.

Moermond: but you didn't income qualify either?

Mehren: yes, I make just a little over the income qualification. They insist I go through the process, because even though I didn't meet the income qualifications at the front they couldn't promise I would be denied until I applied. I first need a County denial letter for community resources. I've just been trying to go through the steps lay before me. Now I have no resources, so now I'm looking into bankruptcy. That was delayed due to the holiday. I was hoping to talk to them before today.

Martin: there was a correction notice issued, and then issued a condemnation with a June 28 vacate date. There are children in the home. At this time going through the law office and working with Xcel. If someone files bankruptcy they will restore service. We just need to figure out what we do in between.

Mehren: and I would have been to this point sooner had the Community Action and the County being so backed up. I was offered \$250 for assistance. This is all new to me. I'm just trying to do as I'm told. It is me, my wife, 3 children and a grandchild.

Moermond: without electric.

Mehren: we've been running off a generator and I think one of my neighbors made a noise complaint about the generator.

Martin: when we don't have power, generators are temporary. This has been going on since May. We see fires, with kids in the home, it is kind of a safety issue. I don't know if you have a friend you could stay with until it is resolved?

Mehren: I wish I had a friend with room for a family of six. Bankruptcy process starts tomorrow at 4. I didn't want to be in the position where I used a generator this long either.

Moermond: I'm hopeful that bankruptcy can be handled quickly. I'm going to say that you have an extension to August 2, 2024 to have the electric restored or you must vacate.

Martin: we don't want extension cords. I can drop off a battery-operated smoke detector.

Moermond: if you have a wired smoke detector you should have a battery operated one there as well. No extension cords. You can take this to your attorney, and your attorney to the courts. Hopefully the filing can happen as quickly as possible.

Referred to the City Council due back on 7/24/2024

Making Finding on Nuisance Abatements

12 [RLH SAO 24-39](#) Making finding on the appealed nuisance abatement ordered for 2135 CASE AVENUE in Council File RLH SAO 24-35.

Sponsors: Yang

Recommendation forthcoming pending extension to July 16, 2024 for compliance.

Moermond: we are doing a making-finding about whether or not the Summary Abatement Order has been handled, the owner is asking for one more week. The Council Public Hearing isn't until next Wednesday, so a one-week extension isn't a problem. Recommendation forthcoming. Extension to next Tuesday.

Referred to the City Council due back on 7/17/2024

13 [RLH SAO 24-33](#) Making finding on the appealed nuisance abatement ordered for 2425 YOUNGMAN AVENUE in Council File RLH CO 24-4.

Sponsors: Jost

The nuisance is abated and the matter resolved.

No one appeared

Moermond: this had a Correction order and a Summary Abatement Order.

Ms. Martin: everything has been resolved and the file can be closed.

Referred to the City Council due back on 7/17/2024

1:00 p.m. Hearings

Vacant Building Registrations

**14 RLH VBR
24-38** Appeal of Jerrod MacRunnels to a Vacant Building Registration Fee
Warning Letter at 1822 FORD PARKWAY.

Sponsors: Jost

Make property a Cat 1 VB and waive the VB fee for 90 days (to August 21, 2024).

Jerrod MacRunnels, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Der Vue: this is a 2-unit dwelling. During its Fire Certificate of Occupancy renewal in November 2022. January 2023 the property owner stated it was to be sold. May 2023 the property hadn't been sold and remained unoccupied. The Fire Certificate of Occupancy was revoked unoccupied. June 2023 and April 2024 the property was monitored. May 16, 2024 the property was referred to the Vacant Building program.

Staff report by Supervisor Matt Dornfeld: we opened a Category 1 Vacant Building file May 21, 2024 per that referral. We found it vacant and secure and maintained. No nuisance complaints.

MacRunnels: I had plans of selling 2 years ago. I ended up having to take care of my dad. 2022 Grant Heitman met with me a couple of times, we have quite a few emails back and forth, and he mentioned we could do it as a TISH. I got ahold of him, and then never heard from him again and never received anything again. I saw a few incorrect things on the bill and he escalated to his supervisor, then I started getting inspection notices again. Grant said it was all good and I'd get things in the mail soon. Things got less hectic, and I'd like to sell it and have it go to an owner-occupant. I want it to be a Category 1.

Mai Vang: it is a Category 2.

MacRunnels: I feel like it was miscommunication and naivety on my part. I told the last 2 inspectors it was vacant; I didn't want tenants so it could be easily sold.

Moermond: is it listed?

MacRunnels: it is pending listing. There is a sign in the yard. We aren't doing showings pending this appeal. I am signed with a broker.

Moermond: from the photos it looks no large concerns. I'll recommend this is a Category 1 Vacant Building and the Vacant Building fee is waived 90 days to get it sold.

MacRunnels: ok, great.

Moermond: as soon as it is sold it isn't a Vacant Building anymore.

MacRunnels: great, great.

Referred to the City Council due back on 7/24/2024

1:30 p.m. Hearings

Orders To Vacate - Fire Certificate of Occupancy

15 **RLH VO 24-18** Appeal of Tasha Fierro to a Correction Notice-Reinspection Complaint (which include vacate order) at 927 DESOTO STREET.

Sponsors: Kim

Grant to August 1, 2024 for compliance with items 1, 4, 15, 16 & 20; grant to December 1, 2024 for compliance with items 2, 3, 8, 21, 26 & 30 and Grant to May 1, 2025 for compliance with items 5, 6, 7, 9, 10, 11, 12, 13, 14, 17, 18, 19, 22, 23, 24, 25, 27, 28 & 29 on the July 5, 2024 orders.

*Alida Weidensee, SMRLS, o/b/o occupants
Lita Fierro, occupant, appeared
Tasha Fierro, Lita Fierro's daughter, appeared
Al Harris, SMRLS, appeared*

Staff report by Supervisor Der Vue: July 3 Inspector Bono did an inspection. Priority list would fall under life-safety. Smoke alarms, illegal bedrooms in the upper level, content in the basement. Those would be addressed first. Medium priority, property maintenance items, both interior and exterior. Low life safety issues.

Moermond: smoke alarms are first.

Vue: Item 1 would be high priority. Smoke alarms.

Moermond: does Department of Safety & Inspections or the Fire Department have alarms at this time?

Vue: we do, we just received some and are happy to provide those. We install them and test them on site at no cost.

Moermond: how would they take care of that?

Vue: myself or Ms. Bono could help. During the inspection all the ones in the sleeping rooms were found inoperable.

Weidensee: was the issue that they weren't testing? Or not enough?

Vue: they were where they were supposed to be, but none tested when they were there.

Weidensee: you said you tested them later, Lita, and they worked.

Lita Fierro: yes

Weidensee: so, it may be something that was addressed.

Moermond: and I'd need an inspector to confirm that. They weren't working for the inspector.

Lita Fierro: all I know is he took the battery out and put it back in and then it worked.

Moermond: so, this is a high priority item that is likely taken care of, and if it isn't they

can do it for you. So easily knocked off the list.

Lita Fierro: no one can sleep up there so I don't understand why it even has to work.

Vue: item 2, items in front of the electrical panel. That's maybe medium, but plenty of space in the basement to allow 36" of space in front of the electrical panel.

Lita Fierro: that's the white bags of clothes? We're trying to get the washer and dryer down there to do laundry. That's why they're down there.

Moermond: and we're just looking for clearance for access in an emergency. A simple item.

Vue: furnace and water heater as well. Same thing, items 2 and 3. Second priority.

Item 4, multiple extension cords noted during inspection, daisy chained together. On the exterior of the property and interior. This would be high priority. Extension cords cannot be used like this, connected to one another and cannot be used in lieu of permanent wiring.

Moermond: are there not enough outlets?

Lita Fierro: we'll take them out. Throw them out.

Weidensee: I think one you mentioned was going to the exterior and you said that could be taken out because it wasn't being used?

Lita Fierro: yes, the outside one.

Weidensee: and the interior was connected to the air conditioning unit?

Lita Fierro: yes, because it kept blowing out an electric thing. We had to pull it from the dining room. It had to have a 3-prong. We had to take the cord out and put it to the dining room instead because it didn't have the 3-prong.

Weidensee: it sounds like you might need to just get a new cord.

Lita Fierro: we'll just take it out and not have air conditioning.

Moermond: is the air conditioner in the dining room---

Lita Fierro: no, it is in the living room.

Moermond: and there aren't 3 prong outlets, but there is in the dining room? Are they next to each other?

Lita Fierro: no, the 3 prong is totally different. Its like slanted. My dad set it up.

Moermond: like for a fridge?

Lita Fierro: like a triangle. My dad set it up because the air conditioner that he used was a big one. He did his own electrical thing and they plugged it in and he used that only for the air conditioner. When we bought the new air conditioner it didn't have the same thing so we had to run a cord. We plugged it into the wall but it kept blowing

everything out. It was an indoor-outdoor cord and we plugged it into the dining room outlet since it's a different circuit thing. If it is a problem we can just take it out and not have air conditioning.

Moermond: I'm trying to figure out a way to help you have air conditioning.

Lita Fierro: there is not a way, we can just take it out and then we don't have to worry about it.

Weidensee: so the issue is there isn't sufficient power in the room where the air conditioner is? Not the right type of outlet.

Moermond: and the right outlet does exist in the dining room?

Lita Fierro: yes, a regular outlet. Not the slanted one.

Harris: I think it can be resolved and should be part of the plan we put together. I just think based on what I observed, a number of things that were irregular was because of mitigating circumstances like if the window was broken, I have to block it in this neighborhood. But for your job, if you can't get out, it is blocked and technically not safe. We talked about that. I just want folks to know that whatever we talk about here, we are focusing on a resolution. Alida can talk about what we've done to get this solved. They see how important it is that this family can maintain. I understand what you're saying, but this was a shock to everyone and unfortunately some won't be resolved until we can take care of A, before we get to B and C.

Moermond: I was trying to sort it out so air conditioning could be maintained, even if it isn't in the same location. That's something perhaps Mr. Harris could look at?

Harris: absolutely.

Moermond: the City doesn't have any problem with there being air conditioning, obviously. Is there a band aid between now and ultimate resolution that isn't a daisy chain for a high electrical use appliance. The more it is drawing the more dangerous it becomes.

Vue: absolutely. The goal isn't to prevent air conditioning from being used. If it is plugged into extension cords that are plugged into another extension cords, we are talking about high fuel equipment that utilizes a lot of electric energy which could be a huge fire hazard. One cord to another is massive electrical energy that is being used which is a huge fire hazard.

Lita Fierro: there's only one cord. There aren't two cords.

Vue: be it one or two, it is still a hazard.

Moermond: this is a 1 or 2?

Vue: 1

Weidensee: the probate process needs to happen before a lot of these resources can be used. We do think we have a probate attorney in line to help them out.

Harris: that's what I meant by A. A lot of the programs I've talked to, to qualify they

have to have the property in their name. They have equity in the property which is valuable. This attorney recently talked to us, so we're working. It will be difficult, but as soon as we can get the legal part straightened out this

Vue: item 5 and 6 are a 3, low priority. 6 and 8 through 12 are all property maintenance and fall under 3, low priority.

Moermond: were there any holes in steps that could be a tripping hazard?

Vue: number 8, the front steps, I would put that at a 2. A temporary step securing now for now, and then full replacement or permanent fix it can be lowered to a 3.

Moermond: so a temporary repair--

Tasha Fierro: we did put something on it already. That was addressed, my aunt's boyfriend put a nail in it.

Moermond: all I was concerned about is it not being a fall hazard.

Moermond: siding is a 3. Exterior window frames are a 3. Rear yard, illegal burning?

Vue: there was a small fire—

Lita Fierro: that's gone.

Vue: ok. That would be 3.

Moermond: retaining wall?

Vue: 3.

Moermond: roof?

Vue: the roof looked great. They said it was redone 5 or 6 years ago; it is just the gutters. But definitely a 3.

14, soffits and fascia, it is missing and rotting. That would be a 3.

Numbers 15 and 16. To access the upper level, attic space, it is through a room that is a sleeping room. There are 3 rooms upstairs. One is storage and has a window. 2 are used for sleeping rooms. Both of those rooms do not meet the terms of a legal bedroom. The windows aren't the appropriate egress windows, ceiling height is less than 7', and one of the doors didn't fit in the frame. It also exits into another sleeping room, an intervening space. It should exit to a common area at less risk. It exits right into another sleeping room. Those would be considered high priority, a 1.

Moermond: the lawnmower is one for me

Vue: yes.

Moermond: kitchen flooring.

Vue: there must have been a leaking sink at some point, it went through the cabinet

and then the flooring. There is a hole you can see through to the basement. It is about 2 x 2' and would need to be closed up. I'd put that as a 2. This is something from the fire side of things. If there's a fire in the basement, it would go right up through that hole. It can be patched for now.

Moermond: floor vent in the bathroom?

Vue: a 3.

Lita Fierro: I hit it with my wheelchair. A new one will just happen to it again. My chair goes over it when I back up and it hits at it.

Harris: we can look at it.

Vue: the toilet isn't caulked to the bathroom floor. This is a 3. There are cracked tiles around the toilet, likely because it isn't caulked correctly so water is starting to seep out and damage the surrounding flooring.

Moermond: doors?

Vue: Doors are a 3.

Moermond: you have some mice it sounds like.

Vue: we make this call because of evidence of them. This would be a 3, but traps do go a long way.

Tasha: we do have cats who handle a lot of them.

Moermond: unknown stains and refuse on floors and walls throughout.

Vue: a cleaning item. We did observe stains, this is what happens with years of normal wear and tear. It could probably use a good cleaning and probably paint. Some is just cosmetic, but it was noted throughout the entire property from top to bottom. I'd put this as a 2.

Moermond: the main thing is the cleaning. It would be nice to deal with aesthetics. When I think of this being medium priority what I'm landing on is it is a grease surface that creates a film over time. Greasy walls burn hotter and faster than non-greasy ones. That part of it, no painting now. Washing them. Floors are mentioned. I don't know if that's renting a steam cleaner for a day.

Vue: yes, I agree.

Moermond: that's a medium priority. Wall coverings. This sounds like a 3 to me.

Vue: yes. There are some cracks in the hallways, ceilings. Some they shared was due to a leak prior to the roof being fixed. This was kind of throughout. Water damage throughout. Holes where tape was used to cover them. That's a 3. Some are just panels that have water damage.

Moermond: so no active leak. Just stained ceiling, easy 3. Last is the water heater is running hot.

Vue: it got hot really fast. This would be a 3 but an easy fix. The ordinance requires between 110 and 120 degrees. 130 is considered scalding. It read at 135 degrees. Most folks just turn the knob down a notch. It reached that high in seconds.

Moermond: I'm thinking a 2. Sooner than later addressed. It is an easy thing. You can do it yourself.

Moermond: let's talk about time here. We've turned a lot of those high priority items into no or low-cost items. Smoke detectors, extension cords and figuring out the AC, we have the attic bedroom situation, the lawnmower off the porch. Those are the high priority items. That seems to be pretty doable. I'm looking at this saying August 1 for priority 1 items.

Medium priority, clearing the electrical panel, furnace, and water heater. Please just do that anyway. We have the hole under the kitchen sink and the water heater. They both sound like simple fixes. Let's say December 1.

May 1 for the low priority ones, for priority 3 items. 10 months.

Lita Fierro: we have to figure out money. The rent just went up \$1,100 a month. Now we have to figure that out.

Moermond: you'll get it into your name and once that happens you'll be able to look for funding and programs to help address those things. I want to acknowledge these programs don't move quickly. Respect you can't logically do it. We have a list of long-term items.

Referred to the City Council due back on 7/24/2024

16 RLH VO 24-21 Appeal of Rashad Kennedy, That Property Place LLC, to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 741 CASE AVENUE.

Sponsors: Yang

Grant to July 31, 2024 for compliance.

No one appeared

Moermond: we had a request for a simple extension to July 31 to bring the last item into compliance. We can make that recommendation, no problem.

Referred to the City Council due back on 7/24/2024

Staff Reports

17 [SR 24-96](#) Review Request of Extension to an Appeal of Anna Smith to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 1271 EDGERTON STREET adopted by Council on October 11, 2023.

Sponsors: Kim

Grant an additional extension to August 5, 2024 for compliance.

No one appeared

Moermond: she wasn't able to complete her item on deadline, but she's asking for a modest extension. We suggested August 5, which seems reasonable.

Received and Filed