



Minutes - Final

Legislative Hearings

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Tuesday, September 24, 2024

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Remove/Repair Orders

- 1 [RLH RR 24-34](#) Ordering the rehabilitation or razing and removal of the structures at 674 MAGNOLIA AVENUE EAST within fifteen (15) days after the November 6, 2024, City Council Public Hearing.

Sponsors: Yang

Layover to LH October 8, 2024 at 10 am (requested by Property rep) for update on foreclosure status. PD and CCIR must be applied for before November 6 CPH.

Kibong Fondungallah, attorney o/b/o lender Loan Care, LLC, appeared via phone

Moermond: are you appearing on behalf of Guidance Residential LLC or Loan Care LLC?

Fondungallah: Loan Care.

Moermond: where are we at in the foreclosure process?

Fondungallah: still in process, it was actually scheduled for today but we needed one more item. It was postponed. The goal is to get the sale completed and reduce redemption period so the lender can take ownership faster and would be able to perform what needs to be done.

Moermond: we'd really want you to be doing that so we can keep moving with this file. Right now, it has been declared a nuisance building. The Council isn't historically predisposed to help lenders through this. That's just background. [Moermond gives background of appeals process]

Staff report by Supervisor Joe Yannarely: the building is a two story, wood frame, duplex on a lot of 5,009 square feet. The property was condemned by Fire Certificate of Occupancy on April 13, 2023 due to a collapsed basement wall. The property was referred to Vacant Buildings with files opened on April 14, 2023. The current property owner is Rayalen M. Hassan, per AMANDA and Ramsey County Property records. On July 10, 2024, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An Order

to Abate a Nuisance Building was posted on July 22, 2024, with a compliance date of August 21, 2024. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code. Taxation has placed an estimated market value of \$25,000 on the land and \$168,400 on the building. Real estate taxes are current. The vacant building registration fees were paid by assessment on May 2, 2024. As of September 23, 2024, a Code Compliance Inspection has not been done. As of September 23, 2024, the \$5,000 performance deposit has not been posted. There have been four summary abatement notices since 2023. There have been six work orders issued for: garbage/rubbish, boarding/securing and tall grass/weeds. Code Enforcement Officers estimate the cost to repair this structure exceeds \$75,000. The estimated cost to demolish exceeds \$30,000.

Moermond: it looks like the fire department was at the house April 13 and they found the basement wall collapsed and sent it to inspections and based on that it was condemned as unsafe. Normally what we look for is clean title, obviously. We need a Code Compliance Inspection, demonstration of financial capacity. Where are you folks at?

Fondungallah: so far the lender is looking at the fact it would cost more to rehab so they will probably want to demolish. That is the last time we spoke. They're trying to get the necessary approvals from Freddie Mac to be able to do that.

Moermond: has there been a contractor out to review and give estimated cost for rehab?

Fondungallah: that's the next step. I spoke with Joe and we talked about some of the requirements and the process. We need a licensed contractor to go assess and give them an estimate on what is needed.

Moermond: there is a chance the assessment would lead to a decision that the rehab may be better, is that correct?

Fondungallah: there is a chance. They are weighing the costs, if it costs way more to do the rehab then they'd do the demo.

Moermond: then what I will look for is Freddie Mac will end up concluding the foreclosure almost regardless?

Fondungallah: yes.

Moermond: the City will want that Code Compliance Inspection to be conducted. Your contract can then refer to for what is required to be reoccupied and should help inform the bid you'd get. I'd also look for that \$5,000 Performance Deposit be posted. If you choose to not rehab, that is returnable, all we need is a written request for its return. Those two things I'd like to use to create a placeholder to use to continue discussion on this file. It sounds like you're moving forward, especially if you expedite the redemption period. That's typically 5 weeks from when the judge hears it. You said the sheriff's sale was today, but it was rescheduled? Do you have a date for that yet?

Fondungallah: no new date yet. The last time I checked they were still processing the postponement. I can send you that information.

Moermond: it isn't crucial to know now, I was just curious on status. Let's talk again in 2 weeks, which is still before the Council Public Hearing November 6. It won't stop you

from having a contractor do a walkthrough and ballpark a bid. There's also a difference in doing a rehab to bring to minimum Code Compliance versus a rehab with high end details. It just needs a countertop; it doesn't need to be quartz or granite.

Yannarely: it has been broken into a few times.

Moermond: most recently an August 13 Summary Abatement Order to mow the lawn. It looks like you have Guardian Asset Management as your REO and maybe they want to turn it up in terms of monitoring it. We'll reach out between 9 and 10 on October 8.

Fondungallah: I have a 9 am hearing, so could we maybe do 10 or 10:30? Later in the morning so I make sure I am done. It should be pretty quick hearing.

Moermond: we can do 10 am.

Laid Over to the Legislative Hearings due back on 10/8/2024

10:00 a.m. Hearings

Making Finding on Substantial Nuisance Abatements

- 2 **RLH RR 24-36** Fourth Making finding on the appealed substantial abatement ordered for 939 CHARLES AVENUE in Council File RLH RR 24-6.

Sponsors: Bowie

If CC Certificate issued by October 16, nuisance is abated and full PD can be refunded. If not completed, forfeit \$2,500 and continue CPH to November 6, 2024. If still not completed, forfeit additional \$2,500 and CPH to November 20, and continue until project is complete.

Lorie Miller, owner, appeared via phone

Moermond: calling about 939 Charles. We're doing a check in at the 180-day mark. This file has been going for three and a half years.

Miller: I must have missed the email.

Yannarely: building inspector hasn't been out since February 23, where he said its 90% complete. It has been quiet whenever we've been out, but no issues at the property.

Moermond: what is going on?

Miller: I apologize, I'm a bit behind on emails. I started doing online school with my kindergartener. We're pretty much done. The person I subbed out the work to disappeared, so I've been doing it by myself. I'm pretty much done except for a garage install. I'll try to get Zane out there to get it wrapped up.

Moermond: we're in a space where I need consequences for not having completion. You have \$10,000 Performance Deposit posted; your Council Public Hearing is October 16. If you are done by then, I will recommend the file is closed and you can get your \$10,000 back. If you aren't, I'll ask the Council to forfeit \$2,500, continue the case 2 weeks, another \$2,500 forfeit then if not done, and so on. I want you to get this

thing done. [Moermond confirms email address]

Miller: it is the right address, but I'm missing emails because I get so much junk. I'll get that fixed.

Referred to the City Council due back on 10/16/2024

3 [RLH RR 24-39](#) Making finding on the appealed substantial abatement ordered for 195 GOODRICH AVENUE in Council File RLH RR 23-63.

Sponsors: Noecker

Grant additional 180 days to rehab and continue \$5,000 PD.

David Marks, rehabber/purchaser, appeared

Moermond: Mr. Zane says you are 50% complete as of last week.

Yannarely: never a problem over there. Looks great on the outside.

Marks: we've decided to make it our home, so we're doing significant improvements. Quite a bit of work going on.

Moermond: looks like you have photos?

Marks: I do. Landscaping is done, sidewalks are done. It has been graded. Cement has been removed. Siding is removed and been painted. We're certainly progressing. We have some additional improvements besides what we were originally doing. It is 150 years old.

Moermond: wonderful, wonderful. Tell me about the plans and the money. Dramatic change in plans since they've expanded, which is great.

Marks: I have a formal set of plans; we're adding two dormers. The original plan was to do a kitchen within a kitchen, exterior walls didn't work, so we took that off and do a new foundation, including digging into limestone to get a crawl space. I do have a timeline for the remaining plans and expenses and proof of financing.

Moermond: mid-April would be six months. You have your plans going through February.

Marks: I'm hoping for six months in case the things I am planning on the exterior can't get done still this fall. Retraining wall, a bit of re-grading, some siding remaining to be done.

Moermond: 180 takes you to mid-April, and then it is hoping the spring and thaw comes out. Sounds like you'd be close at that point, if you aren't done. I'm comfortable recommending the Council grant 180 days to complete the rehab. We'll talk again in April and if you're close to the line we'll try and accommodate to get you across the line. Depending on the nature they could issue a Code Compliance certificate with corrections left.

Referred to the City Council due back on 10/16/2024

4 [RLH RR 24-42](#) Making finding on the appealed substantial abatement ordered for 1262

MINNEHAHA AVENUE EAST in Council File RLH RR 24-2.

Sponsors: Johnson

The nuisance is abated and the matter resolved.

James Irving appeared via phone

Moermond: I got an email from staff you have your building inspection at 11:30 today. Your Council Public Hearing is tomorrow. That was in the letter you got. I need to give the Council a recommendation on your property, you have \$5,000 posted right now. I have no percentage of completion. I really need that to have my recommendation together. I'll give you background, which is if you are at or over 50% mark then the \$5,000 is automatically continued. If you aren't, then we talk about options and process. I'll have to hear from Clint Zane and find out what his assessment is this afternoon and based on that come up with a recommendation. We can send you an email, you may want to pencil that 3:30 Council Public Hearing on the calendar. If you can't come in person you have to sign up by noon today.

Irving: I'll meet Mr. Zane with our contractors today. As long as we're 50% complete, the Performance Deposit is carried over? Is that arbitrary?

Moermond: no, its in chapter 33 of the legislative code at the 180-day mark. You need both the Performance Deposit and the grant of time. It would require possibly updating the work plan and demonstrating finances. 60% we'd need that info. If you are at 95% that wouldn't make sense.

Irving: I totally understand. I'll meet Mr. Zane here soon and we'll have an update today.

Referred to the City Council due back on 9/25/2024

- 5 **RLH RR 24-37** Second Making finding on the appealed substantial abatement ordered for 401 ROSE AVENUE EAST in Council File RLH RR 24-11.

Sponsors: Kim

Grant an additional 180 days to rehab and continue the original \$5,000 PD on condition an additional \$5,000 PD is posted and approval of updated work plan/schedule.

Jay Mitchell, contractor, appeared via phone

Moermond: we've been at this one for a while now. I want to get a sense of where things are at. I have a 50% number from Clint Zane from March. Then still at 50% August 2. Where are things at? I know you have other projects going on.

Mitchell: we just have the finals left. We're finishing mudding and taping, then the flooring. Then outlets, grates for furnace. The finishes for the electrical. The doors are there, but everything is one site. I could tell you about break-ins but it won't change where we are at.

Moermond: looking at permits, we have an expired plumbing permit that was issued February 12, 2024. They cut it off at 180 days in plumbing. You'll need to reach out to Department of Safety & Inspections to get a new plumbing permit. You could ask if they are willing to renew, I don't know what their position would be. The building permit doesn't have any inspections, so that's a little confusing considering we've had two making-finding hearings that gave percentages.

Mitchell: Clint's been out twice. There's not a lot for him to inspect until the final.

Moermond: I think he can do inspections and you'll want a rough-in, in case of corrections. I do see on the plumbing there was one inspection and it shows Inspector Zellmer has two things to follow up with on the finals.

Mitchell: those are on the gas line to the water heater, so he checks that on the final, which I believe is typical.

Moermond: I think so too. And the permit expired in August. You're at 50% and I don't want to forfeit the Performance Deposit but you're in a space where I'm considering asking for more Performance Deposit posted to inspire completion. Your Council Public Hearing is 3 weeks out, October 16. Finishing up before then?

Mitchell: it would be tight. I could have some trades finalized by then.

Moermond: not surprising. You're probably looking at 2 or 3 months to finish?

Mitchell: yes.

Moermond: I'll need a revised work plan updated from the March plan that was approved. I think because for two times in a row we're at 50%, I'll ask for another \$5,000 Performance Deposit and then I'll ask the Council to grant 180 days again.

Mitchell: any way to do \$2,500 instead of \$5,000?

Moermond: no. We do them in \$5,000 increments.

Referred to the City Council due back on 10/16/2024

6 [RLH RR 24-40](#)

Third Making finding on the appealed substantial abatement ordered for 346 SHERBURNE AVENUE in Council File RLH RR 24-4.

Sponsors: Bowie

Layover to LH October 8, 2024 at 10 am (unable to reach PO). Current recommendation is original \$5,000 PD be forfeit, new \$5,000 PD posted and need updated work plan/schedule and financing and affidavit.

Tried calling at 11:01 am: unable to leave a Voicemail (mailbox full).

Tried calling at 11:05 am: unable to leave a Voicemail (mailbox full)

Moermond: we've tried twice to call Mr. Waletski. This was originally opened in December of 2022. 180 days given in January of 2023. This is the third time it has been here for a making-finding, so a year and a half. The Building Inspector made a finding of 50% complete. Due to the low percentages to date, and we have \$10,000 in Performance Deposit posted my proposal to Council will be we need to see an updated scope of work, update financing, \$5,000 forfeiture of Performance Deposit and require an additional \$5,000 be posted.

Laid Over to the Legislative Hearings due back on 10/8/2024

7 [RLH RR 24-38](#)

Second Making finding on the appealed substantial abatement ordered

for 678 SNELLING AVENUE NORTH in Council File RLH RR 24-3.

Sponsors: Jalali

Layover to LH October 8, 2024 at 10 am for update on status of rehab. LHO to speak to CAO re: "partial" C of O.

Lisa Kugler, Kugler consulting, appeared via phone

Moermond: are we calling Mr. Gelgelu as well?

Kugler: the last communication I had was to ask whether we needed to come since we're expecting our Certificate in the next couple of weeks. If he doesn't answer you're stuck with me.

Voicemail left for Gelgelu at 10:40 am: this is Marcia Moermond from St. Paul City Council calling you about 678 N Snelling, and we have Ms. Kugler on the line. We'll continue and send a follow up letter to both of you.

Kugler: Clint sent an email that he was just there and it was 90% with a Certificate of Occupancy planned for October 2. I sent an email asking if you still needed us to come to the City Council, and never got a response.

Moermond: what he wanted to do, Nathan Bruhn the assisted building official, thought it could be converted to a standard rehab and wanted you out of the Vacant Building program. Under chapter 33 of the legislative code, he cannot do that. That was my reply he sent right after Clint's email. It does require Council to clear the file, Department of Safety & Inspections can't do that. Where do we go from here is the question.

Moermond: I know you're close to having what you can done, but you're also in the process of marketing for tenants for the space in addition to preparing space for AEDS.

Kugler: that is correct.

Moermond: they are going to struggle to issue the Certificate of Occupancy until there is proposed occupation of the space. Assembly, grocery store—

Kugler: right, we have the site plan permit from MN Dept of Health, for the grocery store. They'll come back after the Certificate of Occupancy. AEDS is planning to move in at the end of October. The other tenants probably in November. None of the rest of the tenants require any additional permits, other than the Certificate of Occupancy. One wrinkle is Xcel couldn't get out to install the new gas meter until October 10th. The Certificate of Occupancy is delayed until the following week, I believe. They were also talking about a temporary of Certificate of Occupancy pending installation of permanent gas. Last day of contractor work is scheduled to be October 10th.

Moermond: your Council Public Hearing is October 16. Sounds like you'll have better information by then. I'd like to talk to you October 8 and get a sense of where things are at. I won't be pursuing any updated scope of work, you're so close, and finances were squared away at the beginning. We leave those behind, the Performance Deposit can be refunded as soon as the Certificate of Occupancy is issued.

I do want to talk to the City Attorney about a partial Certificate of Occupancy, but this

was a building declared a nuisance, so we'd need a Certificate of Occupancy for the whole building. What any expectations there are or what that may look like. Open questions that may be relevant for the next couple of months. I can have that information on the 8th and we can talk about that.

Kugler: I don't have my notes, but what I am thinking the temporary Certificate of Occupancy has to do with the installation of some light fixtures that aren't being delivered.

Moermond: there is no such thing as a temporary Certificate of Occupancy.

Kugler: I think we should be done by the 16th.

Moermond: it may be nice to have some photos of what you are doing for the file.

Kugler: I can send some in.

Laid Over to the Legislative Hearings due back on 10/8/2024

- 8 RLH RR 24-35** Second Making finding on the appealed substantial abatement ordered for 829 THIRD STREET EAST in Council File RLH RR 23-64.

Sponsors: Johnson

Continue CPH to November 6, 2024. If project is completed by November 6, refund full \$5,000 PD. If not, forfeit \$2,500 and continue CPH to November 20th. Continue every two weeks until project is completed.

Tried calling at 11:04 am: didn't connect. Rang out.

Tried calling at 11:09 am: didn't connect. Rang out.

Moermond: the second making finding, Clint Zane was out August 22 and he found the rehab to be 80% complete. This property has \$10,000 in Performance Deposit posted and all permits are still open. The file began in August of 2023. A year in. October 16 is the next Council Public Hearing. What I'm going to do is ask the Council to continue the matter to November 6. If the project is complete, great. If it is not, I'll recommend the Council forfeit \$2,500 and lay it over another 2 weeks at which point if it isn't complete another \$2,500 be forfeit, and so on.

Referred to the City Council due back on 10/16/2024

- 9 RLH RR 24-41** Making finding on the appealed substantial abatement ordered for 1213 WOODBRIDGE STREET in Council File RLH RR 23-44.

Sponsors: Kim

Grant an additional 180 days to rehab, continue original \$5,000 PD, require additional \$5,000 PD and updated work plan/schedule for approval.

Michael Sauer, attorney, appeared

Yannarely: Mr. Zane put this at 35% on September 11th. It has been secure with no maintenance problems. All open permits.

Moermond: rough ins on plumbing and electrical permits, but issued permits for

mechanical, warm air and building. Doesn't sound like you're as far along as you'd like.

Sauer: they fired the contractor and hired a new one, so things didn't get moving until June. The first contractor wasn't pulling permits and getting inspections out. Mr. Zane just had some additions to the scope, including a second visit by the structural engineer and then the R value for the insulation was raised. The current completion day, without any more additions, is the end of December. No money issues, just real-life contractor issues.

Moermond: and the new contractor is pulling permits. I think we can continue the first \$5,000 Performance Deposit, but I'd like to see an additional %k posted, and an updated work plan. Then I'll recommend an additional 180 days.

Sauer: shouldn't be a problem.

Moermond: the Council Public Hearing is October 16.

Referred to the City Council due back on 10/16/2024

11:00 a.m. Hearings

Summary & Vehicle Abatement Orders

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

Sponsors: Yang

Layover to LH October 8, 2024 at 11 am to finalize work plan.

Laid Over to the Legislative Hearings due back on 10/8/2024

- 11 **RLH SAO 24-65** Appeal of Kelly Sater to a Summary Abatement Order at 1240 BLAIR AVENUE.

Sponsors: Jalali

Deny the appeal and grant to October 11, 2024 for compliance.

Kelly Sater, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: September 11, 2024 a Summary Abatement Order was issued to cut and remove plant growth into the alley to a clear height of 14 feet. Photos attached to the file.

Sater: I tried to discuss this with Mr. Kedrowski, who issued the order, and wasn't able to get a clear understanding what I was cited for. It doesn't seem this is actually a nuisance under City code and isn't dangerous or threaten public health and safety. These are pollinator plants that are very important for bees this time of year. There is little food for them now that most flowers have died off. I'd like to protect them if possible, it isn't a problem in terms of vehicles passing through. They technically meet the definition according to the inspector.

Martin: all of the alley right-of-way we don't want obstruction of passage, just like sidewalks, garbage trucks and emergency vehicles. These will be in the alley once the snow flies. It needs to be cleared back to the alley pavement.

Moermond: let me tackle first the pollinator conversation. There is no provision in code or state law dealing specifically with pollinators as opposed to other types of plantings. MN Statute 412 speaks to native landscapes, managed natural landscapes. Those definitions are where I look to determine if it isn't a turf lawn does it fit one of those categories. Pollinators are a wide variety of plants, but plants between the pavement of the alley and the foundation of a garage a "managed natural landscape". What happens, in my view, is that with inclement weather coming they will fall down. I looked at City code as well under nuisance, so I'd refer you to chapter 45.03 sections 7 and 17. 7 speaks to tall grass and weeds. 17 speaks about uncontrolled vegetation. I know you'd like to keep it, and the Council may give you that opportunity, but given code and State law, I don't have room to recommend granting your appeal. You can testify at Council Public Hearing and share your perspective. Council Public Hearing will be October 9.

Sater: to be clear I don't think the snow is relevant, I clear that all out and it is maintained. I clear out everything I can. Some things predate my ownership I haven't cleared yet. Plants are intentionally selected. I would like to speak to the Council so they make a specific exemption for plants in the alley that aren't causing issues.

Moermond: when things do encroach in the alley it is a separate matter. It does encroach, so you know that's my perspective. 134.03 speaks to projection and encroachment into right-of-way.

Sater: I understood that to refer specifically to buildings.

Moermond: we'll send a follow up letter including my recommendation and details on the Council Public Hearing. Deny the appeal and grant extension to October 11 for compliance.

Referred to the City Council due back on 10/9/2024

**12 RLH SAO
24-64**

Appeal of Greg Gustafson to a Summary Abatement Order at 1244 BLAIR AVENUE.

Sponsors: Jalali

Deny the appeal and grant to October 11, 2024 for compliance.

Greg Gustafson, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: September 11, 2024 a Summary Abatement Order was issued to remove all plant growth hanging into the alley to a clear height of 14 feet. Photos attached. This does become an issue when snow falls, garbage trucks can't get into the alley. It isn't terrible but does need to be addressed.

Gustafson: I agree, yes it is overhanging by a few inches. Living in midway and seeing some of the other issues going on, public drug use, it kind of feels like "really, this is where we're putting our resources?" and then there were four notices for the same thing

felt like government waste. I just wanted those two pieces heard and passed on to City leadership.

Moermond: what the computer system does is refer directly to the Ramsey County tax records. If multiple people listed, each one gets a notice. So, the addressee in each of these cases are different.

Gustafson: it is just my wife and I so how would I get that fixed?

Moermond: call Ramsey County and talk with them. I do understand your point. It is a lot, they do it because anyone paying property taxes is notices in case it becomes an assessment.

Gustafson: I'll take care of it today, I just wanted to have this appeal today.

Moermond: we'll give you to October 11, and Council Public Hearing October 9.

Gustafson: will you present my frustration with other aspects of the neighborhood?

Moermond: sure, I hear that. We also have notes from our conversation that are included that are pretty thorough.

Gustafson: great, great. But really we need to make sure it isn't going into the alley?

Moermond: right, shorter plants likely won't get push-back. This is big, it will fall over.

Referred to the City Council due back on 10/9/2024

Correction Orders

- 13 [RLH CO 24-8](#) Appeal of Thomas Nelson & Ranettia Alexander-Nelson to a Correction Notice at 493 VAN BUREN AVENUE.

Sponsors: Bowie

Layover to LH October 1, 2024 at 11 am (unable to reach property owners).

Voicemail left at 12:31 am for Thomas: this is Marcia Moermond from St. Paul City Council calling Thomas Nelson or Ranettia Alexander Nelson to talk about the vehicle parking situation at 493 Van Buren. We'll try you back to try and talk about this.

Voicemail left at 12:33 am for Ranettia: this is Marcia Moermond from St. Paul City Council calling Ranettia Alexander Nelson about your appeal for 493 Van Buren. We'll try you back in a little bit.

Voicemail left at 12:46 pm for Thomas: Good afternoon Mr. Nelson, this is Marcia Moermond from St. Paul City Council calling you again. We'll try your wife, otherwise we'll reschedule to next Tuesday.

Voicemail for Ranettia at 12:47 pm: this is Marcia Moermond from St. Paul City Council calling Ranettia Nelson again about your property on Van Buren. I'll reschedule this to next Tuesday between 11 and 1 again. Hopefully we can talk then, otherwise I'll need to put a decision on the record.

Laid Over to the Legislative Hearings due back on 10/1/2024

14 RLH CO 24-11 Appeal of Cornelius Lam to a Correction Notice at 1293 BEECHWOOD PLACE.

Sponsors: Jost

Grant to November 18, 2024 for compliance.

Cornelius Lam, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: September 5, 2024 a correction notice was issued specifically for drainage, sump pump drainage cannot go into alley, must stay on property. September 20th compliance date. Several photos attached.

Lam: first, I want to thank you for the opportunity to speak. I want to point out it has been corrected in terms of the drainage. Typically, the hose does run onto my land, unfortunately the contractor was working on the neighbor's property and moved the hose so he could do work. I have a huge amount of drainage out of my pump and it would have been impossible to work in the yard for him, otherwise. I also had a contractor this year because my fence had rotted and needed replacement, so I couldn't get all the drainage absorbed into the yard. It was easily corrected; it is now back on my property. I have also spoken to Anderson Design and Construction to help me devise other methods for routing my sump pump. The underground water passage has changed and I'm hoping to route it over my lawn to water it. I have a kind neighbor who said I could do it onto his lawn too, it is important for the neighborhood. It failed one year and several of my neighbor's basements flooded too.

This has been an ongoing problem for several years. My lawn is waterlogged. I can't grow much on it. My fence rotted. It is a problem I try to deal with. I spoke with the inspector and he suspected I speak in this forum so someone can listen to this problem. There were two years when the drainage slow which was because uphill the City had fixed the storm system, and the wet year this year overcome it I think. Once again, thank you for allowing me to speak. I'm not even sure if it is so much an appeal for the citation.

Moermond: I hear that it is now fixed, your neighbor is also accepting some discharge, but it will continue to happen.

Lam: right, but I have a contractor coming too to come up with a plan to help.

Moermond: you were concerned it was the City sewer causing this. Once the water is in the sewer system gravity takes care of it. Storm water goes to the river, so I doubt that's the problem. It should be diverted away, but it doesn't mean there isn't plenty of water landing in lawns causing issues.

Lam: absolutely, I agree. I can't confirm one way or another, but I had 2 years where it was dry and it was right after that piping was replaced. But you are absolutely right.

Moermond: what's the schedule with the contractor?

Lam: it is already done; they have examined the site and we've discussed the plan. I am on the docket I just don't know when they'll be able to start. They're a busy company. I will make sure the water stays on my land if possible. I'm not even sure if

they can fix the issue since it is quite severe.

Moermond: there must be some solution. I need to put a deadline for it to be taken care of.

Lam: it is already taken care of. I moved the hose onto my lawn.

Moermond: does that mean you aren't appealing anymore?

Lam: I'm not sure. It is draining. I am doing everything I can.

Moermond: we'll give you a deadline of November 18 and at that point if the drainage isn't under control then Code Enforcement can take enforcement.

Referred to the City Council due back on 10/9/2024

Making Finding on Nuisance Abatements

- 15** [RLH SAO 24-63](#) Making finding on the appealed nuisance abatement ordered for 1009 FAIRMOUNT AVENUE in Council File RLH SAO 24-56.

Sponsors: Noecker

The nuisance is abated and the matter resolved.

No one appeared

Moermond: was this abated Ms. Martin?

Martin: yes, abated and file can be closed.

Moermond: any photos?

Martin: I don't know, but I will ask.

Referred to the City Council due back on 10/2/2024

1:00 p.m. Hearings

Vacant Building Registrations

- 16** [RLH VBR 24-50](#) Appeal of Shai Lebovich & Carolyn Brown to a Vacant Building Registration Renewal Notice at 188 ACKER STREET.

Sponsors: Bowie

Layover to LH October 8, 2024 at 1 pm (unable to reach property rep).

Tried calling Brown 1:39 pm: unable to leave Voicemail, rang out.

Laid Over to the Legislative Hearings due back on 10/8/2024

1:30 p.m. Hearings

Orders To Vacate - Fire Certificate of Occupancy

- 17 **RLH VO 24-29** Appeal of Angela Seard for Willow & Brook to a Fire Certificate of Occupancy Revocation and Order to Vacate at 518 DAYTON AVENUE.

Sponsors: Bowie

Recommendation forthcoming pending submission of closing/title transfer documents.

Angela Seard, Willow & Brook, appeared via phone

Moermond: we were going to check in now, you were anticipating that you would have this closing on September 6. Did that happen?

Seard: yes, it did. I forwarded the new information to your office.

Moermond: I was wondering about the actual title. Has the sale closed?

Seard: yes.

Moermond: I am thinking you sent that to the Fire Certificate of Occupancy program. We can send you a follow up email from this hearing and you can reply to that. It hasn't populated yet in Ramsey County's recording system. Is it owner occupied now?

Seard: yes.

Moermond: so, you don't even need to worry about the change of ownership form.

Referred to the City Council due back on 10/9/2024