



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

Marcia Moermond, Legislative Hearing Officer
Mai Vang, Hearing Coordinator
Jean Birkholz, Hearing Secretary
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651-266-8585

Tuesday, October 17, 2017

9:00 AM

Room 330 City Hall & Court House

9:00 a.m. Hearings

Special Tax Assessments

- 1 [RLH TA 17-467](#) Ratifying the Appealed Special Tax Assessment for Property at 1200 BUSH AVENUE (File No. J1802A, Assessment No. 188501).

Sponsors: Prince

Attachments: [1200 Bush Ave.SA 6-16-17](#)
[1200 Bush Ave.Photos 6-16-17.pdf](#)

Michael Her, owner, and Marcia Allen, Mr. Her's sister, appeared.

Supervisor Paula Seeley:

Cost: \$588

Service Charge: \$162

Total Assessment: \$750

Gold Card Returned by: Michael Her

Type of Order/Fee: Summary Abatement

Nuisance: Failure to maintain exterior of property (large tree brush, toilet, debris, cut rank plant growth)

Date of Orders: June 16, 2017 (2 separate Work Orders: cleanup; cut grass)

Compliance Date: June 26, 2017

Re-Check Date: June 29, 2017

Date Work Done: July 5 & 6, 2017

Work Order #: 17-17-055724 and 17-055725

Returned Mail?: NO

Mr. Her:

-I just started living here & wasn't aware; I'm just becoming a home owner; a lot of that debris isn't even mine; it's from the neighboring houses; I talked to them & they say that it's not there's either

-hoping it could be lifted the first time

Ms. Moermond:

-the Notices went to 1439 York; can you tell me

Mr. Her:

-I lived there prior to living here

Ms. Moermond:

-Notices were sent to Occupants at 1200 Bush & to you; and to Elizabeth Her

Ms. Allen:

-Elizabeth couldn't be here today

Ms. Moermond:

-the city didn't get any Notices back saying that you didn't get it at your address

-the stuff wasn't yours but you still didn't do anything about it - like.. a downed tree is yours; mowing the lawn is yours; right?

VIDEO - 1st cleanup video: crew cut the grass

Ms. Allen:

*-my mom purchased it for investment; the property had been on the market for a long time & it took a long time to renovate it; now, it is owner-occupied; it's no longer vacant; it was vacant a long time & became a dumping area
-we received another letter today about trash again*

Mr. Her:

-it was always in my name; it was a registered VB

VIDEO - 2nd clean-up: crew removed tress debris on the ground & toilet & construction debris; the dead tree was not removed; they did not have proper equipment

Mr. Her:

-I'm still learning about being a home owner

Ms. Moermond:

-I will approve the assessment payable over 3 years

Approve & spread over 2 years.

Referred to the City Council due back on 1/3/2017

- 2** [RLH TA 17-455](#) Ratifying the Appealed Special Tax Assessment for Property at 807 CASE AVENUE. (File No. J1802A, Assessment No. 188501)

Sponsors: Bostrom

Delete; refrigerator was dumped on property, illegal dumping here all the time.

Referred to the City Council due back on 1/3/2018

- 3** [RLH TA 17-463](#) Ratifying the Appealed Special Tax Assessment for Property at 1795 COTTAGE AVENUE EAST. (File No. J1711P1, Assessment No. 178412) (Legislative Hearing on October 17)

Sponsors: Bostrom

Attachments: [1795 Cottage Ave E.Waiver.9-29-17.pdf](#)

Delete the assessment; graffiti waiver on file.

Referred to the City Council due back on 10/18/2017

- 4 [RLH TA 17-468](#) Ratifying the Appealed Special Tax Assessment for Property at 1017 DAYTON AVENUE (File No. J1802A, Assessment No. 188501).

Sponsors: Thao

Attachments: [1017 Dayton Ave.TG&W Letter 7-11-17](#)
 [1017 Dayton Ave.Photos 7-17-17.pdf](#)

Bruce Goldberg, Bag Properties LLC, owner, appeared.

Supervisor Paula Seeley:

Cost: \$160

Service CHarge: \$162

Total Assessment: \$322

Gold Card Returned by: Real Estate Referral; - Bruce Goldberg

Type of Order/Fee: Summary Abatement - Tall Grass & Weeds letter

Nuisance: Failure to maintain exterior property

Date of Letter: July 11, 2017

Compliance Date: July 15, 2017

Inspection Date: July 17, 2017

Date Work Done: July 17, 2017

Work Order #: 17-060203

Returned Mail?: NO

Mr. Goldberg:

-I was in full communication with this process; I even told the city that I was going to be out on a certain date; I had talked to Code Enforcement; I was going to take care of it; they told me, "No problem; we won't send a crew out there; don't worry about it;" I have the entire thing on voice mail from Torrie, with Code Enforcement, so, Lisa must be the supervisor; I played this voice mail for about 6 people trying to avoid coming here; apparently, the only way the only way it was going to be resolved was to come here first

Supervisor Lisa Martin:

-I don't remember hearing this voice mail; however, I'm looking at the photos in the file - the length of the grass, the time frame that it was sent out with the compliance date, which appears to be reasonable; so, I'm not sure.....

Ms. Moermond:

-please play the voice mail

Mr. Goldberg:

-played the voice mail: "I left a message with the Parks & Rec director about cancelling that Order but he didn't get the message until the day after & they had already cut it but you should be receiving a letter with a but I'm just going to cancel that; so, don't worry anything about that,,"

Ms. Seeley:

-that's Torrie, intern

Ms. Moermond:

-you had an incompetent staff person leave you a voice mail; you win

Delete the assessment.

Referred to the City Council due back on 1/3/2018

- 5 [RLH TA 17-456](#) Ratifying the Appealed Special Tax Assessment for Property at 1443 EDGERTON STREET. (File No. J1801P Assessment No. 188400)

Sponsors: Brendmoen

Attachments: [1443 Edgerton St. Graffiti order. 6-27-17](#)
 [1443 Edgerton St. Graffiti Waiver. 10-17-17.pdf](#)

Delete the assessment; waiver on file.

Referred to the City Council due back on 1/3/2018

- 6 [RLH TA 17-461](#) Ratifying the Appealed Special Tax Assessment for Property at 1107 EDMUND AVENUE. (File No. J1801P, Assessment No. 188400)

Sponsors: Stark

Delete the assessment; waiver on file.

Referred to the City Council due back on 1/3/2018

- 7 [RLH TA 17-478](#) Ratifying the Appealed Special Tax Assessment for property at 934 HAWTHORNE AVENUE EAST. (File No. J1802A, Assessment No. 188501)

Sponsors: Bostrom

Attachments: [934 Hawthorne Ave E. Summary Abatement Order. 6-27-17](#)
 [934 Hawthorne Ave E. Photos. 7-5-17.pdf](#)

Approve; no show.

Referred to the City Council due back on 1/3/2018

- 8 [RLH TA 17-464](#) Ratifying the Appealed Special Tax Assessment for Property at 685 JENKS AVENUE. (File No. J1802E, Assessment No. 188301)

Sponsors: Bostrom

Attachments: [685 Jenks Ave. SAO. 5-9-17.pdf](#)
 [685 Jenks Ave. Photos. 6-9-17.pdf](#)
 [685 Jenks Ave. PA EC Ltr. 6-13-17.pdf](#)

Quoc Tuan Nguyen, owner, appeared.

Supervisor Paula Seeley:

Cost: \$122

Service Charge: \$35

Total Assessment: \$157

Gold Card Returned by: Quoc Nguyen called

Type of Order/Fee: Excessive inspection

Nuisance: Garbage/Rubbish

Date of Orders: 5/9/17

Compliance Date: 5/18/17

Re-Check Date: 6/9/17 - SEVERAL BROKEN MOTORIZED KIDS CARS, BATTERIES, WOOD WITH NAILS, DEBRIS IN YARD STILL- GAVE AN EXTRA WEEK WO

Date Work Done: DONE BY OWNER 6/12/17

Work Order #: 17-036423, Inv # 1312958

Returned Mail?: No

History: I sent a SA last week; another when I was out there with SPPD; forthcoming; he's running an illegal car business; will be monitored on a weekly basis

Mr. Nguyen:

-I'm not running a business out of there; she knows that I drive a tow truck - if you drive around St. Paul, there's a lot of people with a tow truck parked in residential areas; there's a law which nobody really enforces unless they want to enforce it
-I'm a single father with 4 children, 2 of which are autistic - 1 severely autistic

Ms. Moermond:

-right now, there's nothing in front of me about running an unlicensed business but she is monitoring you closely because of that
-the Order was issued for a bagster of debris, car seats, fire debris from a burnt shed, gas cans & window wells, exercise equipment, siding, improper storage under deck
-when the inspector came to re-check, it was still there but by the time the crew came to clean up after the deadline, you had taken care of it

Mr. Nguyen:

-it was already done when she re-checked it; she said it was fine; weeks after that, the Parks people came; they knocked on my door & said, "You have a couple pieces of wood, etc, I will give you until the weekend to take care of it
-when she came out to re-check, it was a new thing

Ms. Moermond:

-it looks like that because Orders went out May 9; she gave you until May 18 to get it done but she didn't check on it until Jun 9

Mr. Nguyen:

-no; no; that's not what I'm saying; she periodically comes over to my place & gives me Work Orders
-I did do the work by the deadline (in the extra week that she gave me)

Ms. Moermond:

-I want to get the VIDEO or a picture
-do we have a VIDEO or a picture?
-OK, we have a picture of noncompliance on Jun 9; let's see if those pictures look like what was in the Orders; the Orders say "bagster of debris" - I'm not seeing a bagster; I'm seeing a car seat, yes; "fire debris from burnt shed;" I'm seeing a big pile of wood, some doors.....

Mr. Nguyen:

-may I add that the shed that was burnt was not even on my property but since she doesn't like me, she told me that I had to clean it up; it wasn't on my property

Ms. Seeley:

-it was your shed; you brought it in there

Mr. Nguyen:

-I was in the process of moving a shed there & I parked it right on that night, someone torched the shed; I said that I'd clean it up because it was my shed but it wasn't even on my property; it was never on my property; that wood in the picture had nothing to do with the shed

-I have limited income so, I go on the Internet & I find things that I can use - to repurpose

-I have some toys underneath the deck; I have 4 children who have bikes, motorized stuff, etc.

-looking at a photo he said, "This is my neighbor's yard; you can see all the stuff that he has underneath his deck; he has a whole trailer underneath there" but she writes me up all the time; showed more pictures of the neighbor's yard

-I bought a Cat 2 VB; I rehabbed it from top to bottom

Ms. Moermond:

-are there Orders on the neighbor's yard as well?

Ms. Seeley:

-no; the neighbor's yard is very clean

Mr. Nguyen:

-I don't have a driveway; no alley access; I'm working with the city to improve the unapproved alley way

-I do fix on cars but I don't do anything illegal; I go to the auction & pickup cheap cars & try to fix them; whenever I have car parts, I put them by my trash & the scrap guys come & get it

-I've done a lot to this house

-photo: this is one of those motorized toys

Ms. Seeley:

-none of them have engines; they're all broken

Mr. Nguyen:

-they all have engines

-I have a dead end alley on the top; people just throw stuff in the bushes

-I've lived there since 2008; fixed the house up, even landscaped

-I replaced rotten wood with wood (repurposed the wood that was in that pile)

-I have a friend who owns a tow truck business; so, during the day when the kids are at school, I can go help him out

-I don't even complain about my neighbors

-I take pride in my house but I feel harassed by the inspector

Ms. Moermond:

-well, you sure could complain about your neighbors

-I need you to stop blaming Ms. Seeley for the junk in your yard

-Ms. Seeley wrote a deadline of May 18 but the follow-up pictures weren't taken until Jun 9; & when I look item by item on the things on her list, I am only able to find 1 item that, for sure, is on the list from May 9 & that's the exercise equipment; the other items in this list weren't present; so, it looks like you removed those items & brought in a whole bunch of other junk; and that's what in the Jun 9 pictures; and you have even more junk in your yard now

-I'm going to recommend that it gets Deleted - I have no choice; this is not the same

set of ...

Ms. Seeley:

-in my Order I said, "Illegal storage under the rear deck; my photos indicate that there's stuff underneath that deck"

Mr. Nguyen:

-what I'm saying is that when you get a SA, you have a certain to finish it; if that date is passed & done, that Order is done

Ms. Moermond:

-what the inspector just argued to me was that it wasn't done because there was STILL illegal storage underneath the deck

Mr. Nguyen:

-the only things under there when she came back were toys because I threw away everything else; everyone on the East Side has toys underneath their deck - charge everyone

Ms. Moermond:

-I see an exercise vehicle; I see a coffee cup; I think that this yellow & black piece is a car part (?) wondering what that is

Mr. Nguyen:

*-that's a toy; my daughter uses that exercise piece everyday; (looking at photos) that's a pallet; that's a rolled up tarp
-I want to keep my house clean, too but you have to understand where I'm living; I'm living in East St. Paul where people dump*

Ms. Moermond:

*-I live on the East Side & you've got to keep your property clean
-I will recommend approval payable over 2 years - Paula was persuasive; there continues to be illegal storage underneath the deck*

Ms. Seeley:

-I get a complaint every 2 weeks; he gets all these cars; the neighbors are mad; you can only work on your own cars

Mr. Nguyen:

*-I can't afford to pay it; I get \$600 a month
-I asked Ms. Seeley why she harasses me; she said, "Because I can"*

Ms. Moermond:

Approve and spread over 2 years.

Referred to the City Council due back on 1/3/2018

9 RLH TA 17-462

Ratifying the Appealed Special Tax Assessment for Property at 0 KELLOGG BOULEVARD EAST. (File No. J1801P, Assessment No. 188400)

Sponsors: Noecker

Attachments: 0 Kellogg Bvd E.Graffiti Abatement Order.7-27-17.pdf

Forthcoming. No one appeared. There are no notes on this address.

MINUTES PENDING.

Referred to the City Council due back on 1/3/2017

- 10** [RLH TA 17-474](#) Ratifying the Appealed Special Tax Assessment for Property at 40 MAGNOLIA AVENUE WEST (File No. J1802A, Assessment No. 188501).

Sponsors: Brendmoen

Attachments: [40 Magnolia Ave SA 6-23-17](#)
 [40 Magnolia Ave Photos 6-30-17](#)

Approve; no show.

Referred to the City Council due back on 1/3/2018

- 11** [RLH TA 17-400](#) Ratifying the Appealed Special Tax Assessment for Property at 617 MAGNOLIA AVENUE EAST. (File No. J1711E, Assessment No. 178314; amended to File No. J1711E1, Assessment No. 178317 and to delete the assessment) (Public hearing continued from October 4) (Legislative Hearing on October 17)

Sponsors: Bostrom

Attachments: [617 Magnolia Avenue East. Summary Abatement. 3-29-17](#)
 [617 Magnolia Avenue East. Paec bill. 4-7-17](#)
 [617 Magnolia Ave E.Photo.4-5-17.pdf](#)

Rachael A. Blawat, owner, and her nephew appeared.

Supervisor Paula Seeley:

-PAEC fine

-Orders sent Mar 29, 2017; compliance Apr 4; re-checked Apr 5

-tall grass & weeds was done by owner which generated a PAEC find (trip charge)

-cost: \$122 + \$35 = \$157

Ms. Moermond:

-I'm seeing that there was another Order issued that day for a clean-up

-previous Order went out in Aug -owner took care of the tall grass & weeds

Ms. Seeley:

-believes that the clean-up was for illegal dumping; there's a vacant lot & the alley is a total mess; they put it on the side of her garage

-no other history for 617

Ms. Blawat:

-my nephew lives with me

-during that time in the winter, there was a camper parked there & they would dump stuff; as you get closer to my fence line, there's a little area where there also was dumped stuff; I'm confident it came from the people in the camper; the guy who owns that camper has been around for a couple of years; he parks wherever he can find a place to park

Ms. Seeley:

-there was a recycling bin on this vacant lot that was full of garbage; we had to send out Public Works; it all came from a guy living right across the alley at 614 Jessamine, which is now a vacant bldg

Ms. Blawat:

-there is still dumping there; it's really bad; it's the same block - that same alley; I took pictures; it's really bad again; the metal frame of a mattress is there
-there's a garage being built & there's all kinds of debris, etc, which is right near my garage & all kinds of crap is being left at my garage again

Ms. Moermond:

-Ms. Seeley, do you have someone assigned to work on this little problem area?

Ms. Seeley:

-I'm going to send Inspector Williams out there to do a sweep
-most of this junk ended up right near her garage; it's not fair
-I'm going to be going down that alley today - going to look at 593 this afternoon
-the problem with 614 Jessamine is there's some guy with a camper (don't think he's around any more) but he's the one doing it; he knows where to go

Ms. Blawat:

-he had his camper parked on the vacant lot next to the house most of the winter; he would take off during the day & park his camper there at night; I watched him dump a bunch of stuff right in front of that garage; so, I called the city that same day & a gentleman came out in the rain & cleaned it all up; I called the city the next day thanking this guy for doing that

Ms. Moermond:

-will recommend deletion
-looking for a commitment from you about maintaining your own property & working with the inspector who's assigned to do some clean-up work on this alley; he'll be writing Orders to get these different properties that have dumping on them, under control
-some Public Works involvement will be necessary
-call 266-8989, so that you don't have a camper next to you all winter; let them know what this guy is doing & ask them if that's something they can deal with so that you don't end up with trash on your property

Delete the assessment.

Referred to the City Council due back on 10/18/2017

12 [RLH TA 17-454](#)

Ratifying the Appealed Special Tax Assessment for Property at 593 MAGNOLIA AVENUE EAST. (File No. J1802A, Assessment No. 188501)

Sponsors: Bostrom

Attachments: [593 Magnolia Ave. Summary Abatement. 7-7-17](#)
 [593 Magnolia Ave E.Photos.7-11-17](#)
 [593 Magnolia Ave E.Photos.10-19-17.pdf](#)

Chris Higgins appeared, representing owner Bill Davison.

Supervisor Paula Seeley:

- Summary Abatement Order issued Jul 7, 2017; compliance Jul 11; re-checked Jul 11
- work done Jul 12 for a cost of \$320 + \$162 = \$488
- no returned mail
- sent to Occupant; JNB Investments LLC, 7682 Immanuel Ave S, Cottage Grove MN;
- & Housing Hub LLC, 351 Kellogg Blvd E, St. Paul
- Remove raw garbage, loose litter near alley
- history: Orders on Refuse: 11/28 & 12/2/2016

Mr. Higgins:

- brought up a Google map image of 593 Magnolia Ave E, showing the alley street with the garbage cans; when we went out there on that day to address the assessment, we found loose garbage & all that stuff - that's the neighbor's

Ms. Seeley:

- I asked Insp Williams, "Are you sure it was on this property?" He said, "Absolutely"
- I've issued Orders at this property several times

Supervisor Lisa Martin:

- the VIDEOS are not in alpha order

Mr. Higgins:

- introduced more time stamped photos

Ms. Moermond:

- we can't deal with the VIDEO situation at this time
- this will probably end up with Ms. Seeley checking the location of the photograph
- we'll get Paula's eyes on
- will Lay this Over to Nov 7 LH
- will ask staff to run a map with an aerial photo on it & the boundaries of the properties; we'll get eyes on out there, where that picket fence is; & we'll get the VIDEO
- looking at the photos taken by the inspector, there's just a couple of landmarks

Mr. Higgins:

- people drive down the alley & dump
- I think I've provided documentation - proof that it wasn't our residence

Ms. Moermond:

- we'll confirm where the property line is which I can't see looking at these photos

Layover to November 7: inspector to confirm property line.

Laid Over to the Legislative Hearings due back on 11/7/2017

13 [RLH TA 17-477](#)

Ratifying the Appealed Special Tax Assessment for property at 1339 MCAFEE STREET. (File No. J1802A, Assessment No. 188501)

Sponsors: Bostrom

Attachments: [1339 McAfee St.Summary Abatement Order.6-29-17](#)
[1399 McAfee St.Photos.7-10-17.pdf](#)

Approve; no show.

Referred to the City Council due back on 1/3/2018

14 [RLH TA 17-424](#)

Ratifying the Appealed Special Tax Assessment for Property at 1021 MINNEHAHA AVENUE EAST. (File No. VB1713, Assessment No. 178819; amended to File No. VB1713A, Assessment No. 178826) (Public hearing continued from October 18)

Sponsors: Prince

Attachments: [1021 Minnehaha Ave E.chain email.10-18-17.pdf](#)

Robert Stein, RDS Investments Co, owner, appeared.

Supervisor Lisa Martin:

- annual Registered Vacant Building fee: \$2127 + \$157 service charge = \$2284
- gold card returned by Robert Stein, RDS Investment Co
- Category 2 VB was opened Mar 2, 2017
- Notice sent Mar 3, 2017; warning letter sent Apr 3, 2017
- sent to RDS Investments Co, 572 Earl Street (No returned mail on Notice sent Mar 3)
- sent to RDS Investments Co, 245 Marie Ave #4, W St. Paul (Returned mail sent Apr 3); Post Office has no forwarding address

Mr. Stein:

- online, the Vacant Cat 2 is still pending
- there's quite a story behind this property: my renter passed away; he always paid rent on time; so, I didn't go over there a lot; when he didn't pay rent one month, I went there & some of his relatives & friends had moved in there; they were drinking beer at 9 am in the morning; I didn't know any of them; so, I went there daily to try to get them out; I called the police - then, they filed an harassment Order on me because I was knocking on the door too much
- I did not receive all those letters but I did fill out all those forms giving my correct address at 572 Earl; I've been in that office for 2 1/2 years

Ms. Moermond:

- the tax assessment went to you on Earl
- Mai, where was the registration mailed to?

Mr. Stein:

- even lately, I've gotten mail for Earl & 245 Marie & I don't know why; I changed everything that I needed to

Mai Vang:

- there was not a previous appeal on the VB registration
- the VB registration was sent to 245 Marie

Ms. Martin:

- Fire Inspector Niemeyer Revoked the Fire C of O due to multiple issues at the property; there've been several Work Orders sent; the home was vacant, secured; we got a call saying people were in the property
- quite a history: junk, debris, appliances, 2 small trailers, etc. Aug 13, 2017

Mr. Stein:

- I can explain all of that
- I did not receive the VB reg that was sent to 245 Marie; that was my address 2 1/2 - 3 years ago

Ms. Moermond:

-I've heard you got squatters in there & they got a restraining Order on you; they said that you were harassing them

-Did you complete a UD process with them?

Mr. Stein:

-yes; I did that & the judge gave them an extra 45 days until Apr 15-16; then, it had been turned into a Cat 2 VB around Mar 1; I couldn't go in there to do any work because of the restraining Order & the people were very dangerous - the workers wouldn't go there; if a building is a Cat 2, you can't live in the bldg; so, who wins, the district judge or I don't know how you guys communicate with the district judge
-I have pictures of what it looks like now; it's beautiful but the day I was able to go in & work, my brother, who had just started his chemo - one of the squatters came back high & threw cinder blocks through the front window & then went after my brother; he's been charged with felony - terroristic death threats & felony - damaged property; he didn't plead guilty; he got 5 or 6 years; he didn't show up for sentencing; he moved across the alley from the same house; so, he got arrested; now, he's back out again
-there was no possible way to get the work done; no one would go there

Ms. Moermond:

-Is there a current code compliant inspection report on this?

Mr. Stein:

-they by-passed Category 1 & I have documentation & emails; I've remodeled over 100 houses in St. Paul

Ms. Moermond:

-there is no by-pass; there's an assessment that's done right away about whether or not it's a Cat 1, Cat 2 or Cat 3; so there isn't a by-pass; they have to choose one based on the building's conditions

Mr. Stein:

-Cat 2 is usually when it's vacant

Ms. Moermond:

-Cat 2 is when there's major code violations or Condemned or ...

Mr. Stein:

-I understand that; I couldn't get in there

Ms. Moermond:

-it's just the building's characteristics

Mr. Stein:

-these people already did \$20,000 in damage; if it's a Cat 2, we all know that it's going to be another \$20,000 for me; if it's a Cat 1, it's a lot easier
-I did a lot of stuff when I had the opportunity

Ms. Moermond:

-the Notice was sent properly & legally to the address of record that you had filed with Ramsey County

Mr. Stein:

-per Rich Singerhouse, I filled out one of those sheets with my correct address in back when I moved in & then did it again since in 2017
-I'd like to show you some pictures - the before & after

Ms. Moermond:

-I'm troubled; I'm hearing we've got a bldg that's damaged; it's a registered VB; it's a Cat 2; you're fully aware of this; you don't get a code compliance inspection; you pull no permits on it; & you want to show me pictures of how it's fixed up

Mr. Stein:

-no; just the clean-up when I was allowed to get in there & clean it up

Ms. Moermond:

-it was originally put into the VB Program on Mar 2, 2017; & I hear you say that on about Apr 15 you could start working on it; so, there's a 6-week difference from when it becomes a Reg VB & when it's actually empty; but it's been 7 1/2 months that it's been in the Reg VB Program; the fee is a 12-month fee that runs from Mar 2, 2017 to Mar 1, 2018; we are 7 1/2 months into the year & I don't see that you've taken the first step which would be to get the code compliance inspection report

Mr. Stein:

-because I'm trying to reverse the Cat 2

Ms. Moermond:

-that ship sailed

Mr. Stein:

-it's not sailed

Ms. Moermond:

-yea; I'm the hearing officer; you did not appeal it in a timely fashion

Mr. Stein:

-I bought 7 or 8 houses from the city; they were Cat 2 & they reversed them to a Cat 1 for me

-all this started when I got into an argument with one inspector

-they reversed Cat 2s just with a phone call; Rich Singerhouse reversed this one until someone called & said, "No; you're not reversing this one;" why? because I got into an argument with somebody; I apologized; I shook his (expletive) hand..... & this is why this is going on; and why did it take 6 months? because they're inspecting every (expletive) house of mine - every one; it's not fair & you know it; this is (expletive); this ain't going to end here & I wouldn't buy another (expletive) rental in St. Paul; you know this is wrong; I couldn't get in the house; I have nerve damage; I have heart problems; & you won't even look at my pictures to see what I did do; Oh! you sit there & smirk!

-have a nice day; say it back, ma'm; be polite

-you guys are incredible

Ms. Moermond:

-this is on City Council agenda tomorrow

Approve the assessment.

Referred to the City Council due back on 10/18/2017

- 15 [RLH TA 17-431](#) Ratifying the Appealed Special Tax Assessment for Property at 601 PARK STREET. (File No. J1802A, Assessment No. 188501)

Sponsors: Thao

Attachments: [601 Park St. Summary Abatement. 7-13-17](#)

[601 Park St.Photo.7-21-17.pdf](#)

Susan F. Willis, owner, appeared.

Supervisor Paula Seeley:

Cost: \$270

Service Charge: \$162

Total Assessment: \$432

Gold Card Returned by: EMAIL FROM SUSAN WILLIS

Type of Order/Fee: SUMMARY ABATEMENT

Nuisance: FAILURE TO MAINTAIN EXTERIOR PROPERTY (mattress, box spring behind dumpster)

Date of Orders: 7-13-17

Compliance Date: 7-20-17

Re-Check Date: 7-21-17

Date Work Done: 7-24-17

Work Order #: 17-061984

Returned Mail?: NO

History of Orders on Property: NO

-owner said that she didn't receive the Notice

Ms. Willis:

-neither of those addresses are the correct address

Ms. Moermond:

-you'll need to tell Ramsey County Property Taxation to change the address

Ms. Willis:

-I've been telling the county & city depts one at a time because apparently, there's no coordination

Ms. Moermond:

-actually, it's totally coordinated; we pull all the records from Ramsey County Property Taxation unless it's a rental property, then, the owner will tell us who the proper contact person is

-this must be a rental

Ms. Willis:

*-I moved to my daughter's address in CA when she had a baby & I used that address for a week or two & then I got my own address out there, which you don't have any record of; then, my mother became ill; a few years later, I moved out & got an apartment but last year, after she died, I moved into my own property that I've had for 15 years in Mpls; so, evidently, forwarding hasn't worked on either one of those other addresses for some time; my property taxes are paid thru my mortgage & they have the right address; so, I didn't know that you didn't have the right address
-I went to visit my daughter in Sep; then I saw the Notices*

Ms. Moermond:

-the notices got to your daughter but she didn't tell you about it

Ms. Willis:

*-right & I know about that mattress because I went out there before I left, sometime in early Jul, noticed the mattress; my tenants said they had not dumped the mattress; I checked with the people who had moved out; they had not dumped the mattress
-this apartment is next to 595 Park, which has been boarded up & vacant for at least 10 years; it has a garage & behind that garage are a bunch of bushes that hide things; often there's misc furniture or other dumping there; I think that's where it came from
-my trash company charges me \$60 extra per furniture item; I didn't think this was mine & I didn't want to pay it right away; and as I was exploring to see whose it was & why..... and all of a sudden it was gone; I didn't realize that the city had done it*

Ms. Moermond:

-notice mailed Jul 13; they gave you a week; they didn't send the crew until the 24

Ms. Willis:

-I got the Notice in Sep

Ms. Moermond:

-for something in Jul?

Ms. Willis:

-right; I didn't see it until I went to visit my daughter in Sep; it hadn't been forwarded to me

-I would like to have taken care of it; I try to keep my property up even though I live next door to him; we share a driveway; I think he thinks that it's fine to do whatever he does - & dump into my dumpster because it's the only one there

Ms. Moermond:

-I'm going to look for you to cut back the vegetation that is all over grown into your property; do what you can

-go to Ramsey Co Property Tax & get your address changed

-if you have no same/similar violations by Jun 1, 2018, I'll recommend that this gets deleted

To continue public hearing to June 6 and if no same or similar violation(s), will delete the assessment.

Referred to the City Council due back on 1/3/2018

16 [RLH TA 17-469](#)

Ratifying the Appealed Special Tax Assessment for Property at 1568 POINT DOUGLAS ROAD (File No. J1802G, Assessment No. 188701).

Sponsors: Prince

Attachments: [1568 Pt Douglas Rd.SA 7-5-17](#)
 [1568 Pt Douglas Rd.Garbage Hauler Letter 7-14-17](#)

Gregory A. Wrobel appeared.

Supervisor Paula Seeley:

Cost: \$100

Service Charge: \$162

Total Assessment: \$262

Gold Card Returned by: Greg Wrobel

Type of Order/Fee: Trash Hauling Services

Nuisance: Failure to provide trash service

Date of Orders: July 5, 2017

Compliance Date: July 12, 2017

Re-Check Date: July 13, 2017

Date Work Done: July 17 and July 18, 2017

Work Order #: 17-059749 and 17-060189

Returned Mail?: NO

Comments: On 7-5-17, the inspector had a conversation with the occupant who said he'd been dropping off the trash at a nearby metal/scrap yard. Inspector made a note that as of 7-13-17, he had not had any contact with the responsible party of the property confirming trash service. Inspector issued orders for Parks to drop off a container and begin weekly service. On 7-18-17, the inspector noted that the responsible party of the property had left a message indicating they now had trash service through R & M Sanitation. Inspector contacted Parks to cancel weekly trash service. Cost is for drop off of container and pick up of container.

History of Orders on Property: Several complaints of burning on the property
-have several complaints of burning on the property

Mr. Wrobel:

-I don't agree with any of those dates; I even have my receipts

-he came up to me and said, "You have to have service;" I said, "Alright; I'll take care of it;" 2 days later, there's a garbage can sitting there; I called up this company here, R & M, they said that they'd bring it out next Thu & we'll start up the service; that's what happened

-I called the city gentleman back up and said, "Come get your can; are you in a super race or something; I told you in person that I would take care of it & I did"

Ms. Moermond:

-asked to see his receipts - paperwork (scanned)

Ms. Seeley:

-they drop a container off for \$50; then, they come by in another week - if full or empty & leave it there; until the inspector knows for sure that you have service, that's the way it goes; they don't pick the container back up until they have verification that you have service

Mr. Wrobel:

-I told the inspector personally that I'd take care of it & I did take care of it

Ms. Moermond:

-order went out Wed, Jul 5; compliance was Jul 12; you said you were going to take care of it; the receipt you showed me shows that service started Jul 18, when they could bring out a can; that timing is exactly when the city brought out its container
-there's been some open burning going on out there; can you get that under control?

Mr. Wrobel:

-sure

Ms. Moermond:

-let's have no more open burning; if he gets a permit, great
-a clean record until Jun 1, 2018 & this whole thing goes away

To continue public hearing to June 20, 2018 and if no same or similar violation(s), will delete the assessment.

Referred to the City Council due back on 1/3/2018

17 [RLH TA 17-458](#)

Ratifying the Appealed Special Tax Assessment for Property at 1839 SAINT ANTHONY AVENUE. (File No. CRT1802, Assessment No. 188201)

Sponsors: Stark

Attachments: [1839 St.Anthony Ave.fee invoice.5-29-17](#)
 [1839 St.Anthony Ave.final invoice.6-28-17](#)

Jerone Mitchell, Northern Holdings LLC, owner, appeared.

Ms. Moermond read the Staff Summary:

Cost: \$ 242

Service Charge: \$ 155

Total Assessment: \$ 399

Gold Card Returned by: Jerone Mitchell

Type of Order/Fee: FC of O, Duplex

Nuisance: Unpaid FC of O fees

Date of Orders: Appointment letter 03/24/2017. Deficiency letters 04/19 & 05/16/2017

Compliance Date: 05/25/2017

Billing Dates: 05/29 & 06/28/2017

Returned Mail?: No

Comments: All mail sent to Northern Holdings Llc, 9617 Oak Ridge Tr, Minnetonka MN 55305-4642

-you were billed for 1 C of O & 1 re-inspection

-asked Mai Vang to bring up the file

Mr. Mitchell:

-we did pay for the C of O; I want to make sure that you have the correct mailing address because sometimes they mail it without putting on Ste 400 and we may/may not get it

Ms. Moermond:

-the bill & tax assessment were sent to 9617 Oak Ridge Trl, Minnetonka

-is that your correct address?

Mr. Mitchell:

-no; it should be 2355

-when they sent the assessment out, it went to Northern Holdings LLC, 9617 Oak Ridge Trail

-I believe that we got one for the bill at 2355 Hwy #36, Roseville, MN; we're not in Minnetonka any more; we changed our address in Jun-Jul, right after the inspection

Ms. Moermond:

-we don't have a record of that

-do you have a cancelled check or a credit card record or anything that would indicate it's been paid?

Mr. Mitchell:

-I would have the carbon from the check but....

-I'll have to look at the records

-we have multiple properties

Ms. Moermond:

-if you show me that you paid it, I'm good with getting rid of this
-get me proof of payment by Nov 21, 2017 (cancelled check, bank statement, etc.),
then I will Delete this assessment; otherwise, I'll approve it
-go to Ramsey County Taxation & change your address

If owner can provide proof of a canceled check or bank statement showing that he paid the Fire C of O fee by November 21, will delete. If no documentation, will approve. (Fire and Real Estate staffs stated there is no documentation of payment received)

Referred to the City Council due back on 1/3/2018

- 18 [RLH TA 17-482](#) Ratifying the Appealed Special Tax Assessment for property at 1839 SAINT ANTHONY AVENUE. (File No. J1801P, Assessment No. 188400)

Sponsors: Stark

Attachments: [1839 St Anthony Ave. Graffiti Order.7-25-17](#)
 [1839 Saint Anthony Ave.Graffiti Photos.8-3-17.pdf](#)

Delete; waiver on file.

Referred to the City Council due back on 1/3/2018

- 19 [RLH TA 17-457](#) Ratifying the Appealed Special Tax Assessment for Property at 1583 SIXTH STREET EAST. (File No. J1802A, Assessment No. 188501)

Sponsors: Prince

Attachments: [1583 Sixth St East. Summary Abatement. 7-21-17](#)
 [1583 Sixth St E.Photos.7-28-17](#)

Scott A. Gonderzik, owner, appeared.

Supervisor Paula Seeley:

Cost: \$160

Service Charge: \$162

Total Assessment: \$322

Gold Card Returned by: SCOTT GONDERZIK

Type of Order/Fee: SUMMARY ABATEMENT

Nuisance: FAILURE TO CUT BACK BUSHES IN ALLEY

Date of Orders: 7-21-17

Compliance Date: 7-27-17

Re-Check Date: 7-28-17

Date Work Done: 7-28-17

Work Order #: 17-064284

Returned Mail?: NO

History of Orders on Property: NO

Mr. Gonderzik:

-I didn't know that there was any work; yes, I did receive a letter; I was out of town a lot in Jul; I didn't believe there was any work done by the city; historically, I've received

letters from them saying that I have to do something with the alley; again, I never use the alley

-I didn't see any work done there

VIDEO - Order says to cut tall grass & weeds on property; this is all over 8 inches; crew cut the grass

Mr. Gonderzik:

-I thought someone had cut the grass; I asked my neighbor; he said his brother did

-I didn't realize it was the city I don't believe it was over 8 inches long, but

Ms. Moermond:

-was there another Order?

-the Order I'm looking at is for cutting back bushes in the alley

Mr. Gonderzik:

-I don't have bushes in the alley; I have large trees

Ms. Seeley:

-there is a Work Order for TGW

Ms. Moermond:

-so the paperwork is incorrect

-is this a TGW assessment?

Ms. Seeley:

-apparently

Mai Vang:

-there's an Order saying, "Cut & remove any overgrown vegetation..... in public ROW.....

Ms. Moermond:

-there's no separate tall grass letter saying what precisely is meant

-OK; there's a problem with the Order, apparently

Delete the assessment.

Referred to the City Council due back on 1/3/2018

20 [RLH TA 17-446](#)

Ratifying the Appealed Special Tax Assessment for Property at 999 SUMMIT AVENUE. (File No. J1801P, Assessment No. 188400)

Sponsors: Thao

Delete; waiver on file.

Referred to the City Council due back on 1/3/2018

21 [RLH TA 17-466](#)

Ratifying the Appealed Special Tax Assessment for Property at 333 UNIVERSITY AVENUE WEST. (File No. CRT1802, Assessment No. 188201)

Sponsors: Thao

Attachments: [333 University Ave.W.fee invoice.6-6-17](#)
 [333 University Ave.W.final invoice.7-6-17](#)

Fire Supervisor Leanna Shaff:

*-recommend deleting the service charge for 333 University Ave W
-property owner has agreed to pay the \$189 billed by Real Estate*

Ms. Moermond:

-so recommended

Reduce the assessment from \$346 to \$189 (delete service charge).

Referred to the City Council due back on 1/3/2018

- 22** [RLH TA 17-465](#) Ratifying the Appealed Special Tax Assessment for Property at 1493-1495 UNIVERSITY AVENUE WEST. (File No. J1802E, Assessment No. 188301)

Sponsors: Stark

Attachments: [1493 University Ave W.Correction Notice..pdf](#)
 [1493 University Ave W.EC Ltr.4-26-17.pdf](#)
 [1493 University Ave W.Photo.4-26-17.pdf](#)
 [1493 University Ave W.EC Ltr.5-22-17.pdf](#)
 [1493 University Ave W.Photo.5-22-17.pdf](#)

Approve; no show.

Referred to the City Council due back on 1/3/2018

- 23** [RLH TA 17-396](#) Ratifying the Appealed Special Tax Assessment for Property at 571-575 VAN BUREN AVENUE. (File No. J1715A, Assessment No. 178528; amended to J1715A1, Assessment No. 178536) (Public hearing held October 4 and 18)

Sponsors: Thao

Attachments: [575 Van Buren Ave.Summary Abatement Order.5-4-17](#)

Approve; no show.

Referred to the City Council due back on 10/18/2017

- 24** [RLH TA 17-471](#) Ratifying the Appealed Special Tax Assessment for Property at 767 WATERLOO STREET (File No. J1802A, Assessment No. 188501).

Sponsors: Noecker

Attachments: [767 Waterloo St.TG&W Letter 7-12-17](#)
 [767 Waterloo St.Photos 7-20-17.pdf](#)

Approve; no show.

Referred to the City Council due back on 1/3/2018

- 25 [RLH TA 17-449](#) Ratifying the Appealed Special Tax Assessment for Property at 1378 WOODBRIDGE STREET. (File No. J1802A, Assessment No. 188501)

Sponsors: Brendmoen

Attachments: [1378 Woodbridge St.Summary Abatement.7-3-17](#)

[1378 Woodbridge St.Photos.7-11-17.pdf](#)

Rahel Haile and Shefa Seid, owners, appeared; also Ron Zaimé, who lives next door.

Supervisor Paula Seeley:

Cost: \$316

Service Charge: \$162

Total Assessment: \$478

Gold Card Returned by: Rahel Haile

Type of Order/Fee: Summary Abatement

Nuisance: Failure to maintain exterior (remove couch & paneling from along Cottage Ave near driveway)

Date of Orders: 7-3-17

Compliance Date: 7-10-17

Re-Check Date: 7-11-17

Date Work Done: 7-12-17

Work Order #: 17-058403

Returned Mail?: No

History of Orders on Property: 7-18-17 Tall grass, 8-17-17 Vehicle and Tall grass.

Mr. Zaimé:

-I'm responsible for the couch; we share a driveway

-I have a couch & 3 1/2 pieces of fiber board-plywood; I moved them thru our driveway to their property for the garbage service to haul or for anyone who wanted it; someone did come & take 3 sheets of wood; left the half sheet

-the Hailes got the letter to remove the couch (in the meantime, I had called someone, it was the 4th of July weekend, & they spaced it out & didn't get it done); when they got the letter, they came to me & we took the couch & the half sheet of wood & totally removed it from their property - put it back onto my property because we're adjacent; then, I called the guy to come & get it & he came out, knocked on my door and asked, "Where is it?" so, the city came & took my couch off my property, which I had made arrangements to do & billed them for it

-so, #1 - if there are any costs incurred, that's on me; they should be 100% off the hook; they're wonderful neighbors; & I'm not going to leave them stuck and #2 - I did act responsibly & try to get the thing hauled

-can you help us at all

VIDEO - crew removed discarded green couch & wood paneling from along Cottage Ave by the driveway

Mr. Zaimé:

-my house is right behind there; that's my property & my last half sheet of plywood

Ms. Moermond:

-the couch was removed for the adjacent property, not from this property; it wouldn't be fair to put an assessment onto this property

-Mr. Zaimé, you did not receive legal notice that it needed to be removed because you had put it on someone else's property

Mr. Zaime:

-we share the driveway; no malice; I wasn't dumping on their property

Ms. Moermond:

Delete the assessment.

Referred to the City Council due back on 1/3/2018

Special Tax Assessments - ROLLS

- 26** [RLH AR 17-87](#) Ratifying the assessments for Collection of Fire Certificate of Occupancy fees billed during May 11 to June 6, 2017. (File No. CRT1802, Assessment No. 188201)

Sponsors: Stark

Attachments: [Assessment Roll](#)

Referred to the City Council due back on 1/3/2018

- 27** [RLH AR 17-88](#) Ratifying the assessments for Property Clean Up services during July 3 to 31, 2017. (File No. J1802A, Assessment No. 188501)

Sponsors: Stark

Attachments: [Assessment Roll](#)

Referred to the City Council due back on 1/3/2018

- 28** [RLH AR 17-89](#) Ratifying the assessments for Trash Hauling services during July 3 to 26, 2017. (File No. J1802G, Assessment No. 188701)

Sponsors: Stark

Attachments: [Assessment Roll](#)

Referred to the City Council due back on 1/3/2018

- 29** [RLH AR 17-90](#) Ratifying the assessments for Graffiti Removal services during July 25 to August 5, 2017. (File No. J1801P, Assessment No. 188400)

Sponsors: Stark

Attachments: [Assessment Roll](#)

Referred to the City Council due back on 1/3/2018

11:00 a.m. Hearings

Summary Abatement Orders

- 30** [RLH SAO 17-88](#) Appeal of Frankie Adams to a Vehicle Abatement Order at 898 ALBEMARLE

STREET.

Sponsors: Thao

Attachments: [898 Albemarle.appeal.10-04-17](#)
[898 Albemarle St.RC Map Description.10-17-18.pdf](#)
[898 Albemarle St.Estrada Ltr.10-19-17.doc](#)

Rolando Aguilar Estrada, owner, appeared.

Ms. Moermond:

-the person who filed the appeal for this property is Frank Adams but I definitely want to hear from you; you're the owner, right?

Mr. Estrada:

-I don't know who Frank Adams is; I'm the owner of 898 Albemarle

Supervisor Lisa Martin:

-898 Albemarle is next to a vacant lot, 902 Albemarle

-898 is a rental property; I contacted the owner by sending a Vehicle Abatement Order & we've talked on the phone

-there's a black BMW parked partially on his property & partially on the vacant lot, along with other vehicles throughout the neighborhood that belong to Mr. Frank Adams; the black BMW in question, parked partially on 898 Albemarle has expired tabs & appears inoperable; Mr. Estrada mentioned to me when I spoke to him on the phone that this vehicle does belong to the owner of the vacant property at 902; he was willing to contact the police to have a manager's tag to have it removed but now, that it's partially on both lots, he obviously doesn't want to be charged for the city towing the vehicle

-I took a picture of the vehicle yesterday; still partially on both lots (30% on 898)

-these vehicles continuously move between the cul-de-sac, the vacant lot, 917 Rice St, 909 Rice St & 898 Albemarle; the vehicles move from when we write up Orders; so we're continuously writing Orders

-Mr. Estrada was going to contact SPPD this weekend

Mr. Estrada:

-I spoke with Ms. Martin; she explained the process to me about calling for a manager's tow & I was willing to do it; I told my brother, who helps me manage the property; he told me that it probably wasn't a good idea to do that because of the type of neighbor that I have; I've heard several things because I have a tenants whose been harassed by him; and it's someone who I wouldn't want as an enemy; a lot happens on that empty lot - all illegal things; I'm not happy to have him as a neighbor; he has scared my tenants; my brother said, "I don't think that's a good idea because if he finds out, he will probably do something to the property"

-I always like to keep my properties in great shape; this was a Cat 3 in 2008; I put in about \$100,000; I brought some information to show you my point; I'm trying to do good; I don't think that I'm willing to call SPPD

-898 is right next to the empty lot of 902; the fence is the property line; the car is sitting about 30% on 898; my tenants asked that person to move the car; he said, "No; it's on my lot;" that car has been there for a long time, not working; he has constant vehicles & garbage over there

Ms. Moermond:

-asked Mai Vang for an aerial photo of 902 Albemarle

-Ms. Martin, could you issue an Order to 902 also?

Ms. Martin:

-yes, I can; again, the problem is that these vehicles keep floating from property to property

Ms. Moermond:

-I understand

Mr. Estrada:

-the neighbor has a lot of different vehicles & a lot of things going on; I don't know why SPPD doesn't do anything about it; they are always drinking there

Ms. Moermond:

-they are trying really hard

-here's what I want to do: you got an Order saying that this needed to be addressed within a week & your deadline was Oct 9

Mr. Estrada:

-I wasn't aware of that; I got a call from Lisa

Ms. Moermond:

-is your address 902 Arcade?

Mr. Estrada:

-yes

Ms. Moermond:

-so, this was mailed to you Oct 3 telling you that you needed to abate that vehicle; so, if you weren't aware of that, it's not because you didn't get the Notice

Mr. Estrada:

-I got a call from Lisa

Ms. Moermond:

-she's been calling the neighbors around there because like you observed, the vehicles are moving around

Mr. Estrada:

-but I don't think that it's my responsibility; the vehicle is not on my property; if it is, it's just very little - only the mirror

Ms. Moermond:

-Lisa, have you seen his photo?

Ms. Martin:

-no; I have not (Mr. Estrada showed Lisa his photo)

Mr. Estrada:

-this vehicle is not operable

-my tenants don't park here at all; they did last year but when Mr. Adams moved in, he told my tenants that they could no longer park there because it was his lot; this is not my tenant's car

Ms. Martin:

-I could issue Orders to 902 on this vehicle & any other vehicles that are out there on that parcel at this point because he's added 4 more vehicles as of yesterday; I've downloaded all of those photos into 902 Albemarle's file

Ms. Moermond:

-OK

-I'm going to recommend that the Council grant the appeal on 898 Albemarle; the vehicle is not really on 898 Albemarle any more although, I trust that it was & was moved

-so, there's no Order on your property

Ms. Martin:

-and, you don't have to worry about contacting the Police

Ms. Moermond:

-the next step: we're going to issue an Order with a fast turn around on all the vehicles on 902 Albemarle, knowing that they're going to pop up in other places & they might come back to your property, in which case, you might be in the same situation all over again; I need to talk with the City Attorney about this but here's the problem - if there's a diseased tree sitting exactly on the property line, the city's going to write Orders to both owners on either side of the property line & say, "take care of that diseased tree;" the city doesn't care how you figure it out; if you don't figure it out, the city will remove the diseased tree & split the cost between the 2 properties; so, if the vehicles migrate back towards your property, I want you to know that's the approach the city will take

Ms. Martin:

-Mr. Estrada, I want to mention that you should contact SPPD with your other concerns that you mentioned to me on the phone; the more calls they get, the more they will focus on it; if they don't hear from the people who are there, they don't know what's happening; they can keep it confidential; Officer Sean Filowitch, Central Team 651/266-5936 or Officer Quast 651/266-5645

Ms. Moermond:

-the tenants can talk to SPPD to explain their concerns & tell them what they've seen (confidentially)

Grant the appeal.

Referred to the City Council due back on 11/1/2017

31 [RLH SAO 17-87](#)

Appeal of Frankie Adams to a Summary Abatement Order and Vehicle Abatement Order at 917 RICE STREET.

Sponsors: Thao

Attachments: [917 Rice St.appeal.10-3-17](#)
 [917 Rice St.photos 10-2-17](#)
 [917 Rice St.Owners Letter.10-5-17.doc](#)
 [917 Rice St & 902 Albemarle-martin email & vehicle](#)
 [registry.10-17-17.pdf](#)
 [917 Rice St.Adams Ltr.10-19-17.doc](#)

No one appeared.

Ms. Moermond:

-Ms. Martin, you can take action after Nov 1, 2017 if the Council goes with my recommendation

Ms. Martin:

-just for the record, the vehicles that we ran the plates on at all these other addresses did come up to Auto Repair & Recycling Company

Ms. Moermond:

-is that an LLC owned by Mr. Adams?

Ms. Martin:

-I'm not sure because Redi Auto Repair & Recycling is one listed at 902 Albemarle; then they have another -Uni Auto Repair & Recycling at a PO Box, which is the same PO Box as Mr. Frank Adams filed his appeal under; also the property at 917 Rice Street - a snow plow sitting there

-I'm not sure what Mr. Adams LLC is

-he is registering things to a vacant lot at 902 Albemarle

-one of the vehicles came back to a person living at 902 Albemarle, which we know is a vacant lot

-I forwarded all of that information

Ms. Moermond:

-we'll attach that to the record

Deny the appeal.

Referred to the City Council due back on 11/1/2017

32 [RLH SAO 17-77](#)

Making finding on the appealed nuisance abatement ordered for 902 ALBEMARLE STREET in Council File SAO 17-75. (Legislative Hearing on October 17)

Sponsors: Thao

Attachments: [902 Albemarle St.Photos.10-2-17.pdf](#)
 [902 Albemarle St.Adams Ltr.10-6-17.doc](#)
 [902 Albemarle St.Photos.10-17-17](#)
 [909 Rice St & 902 Albemarle-martin email & vehicle](#)
 [registry.10-17-17.pdf](#)
 902 Albemarle St.Photos.11-16-17

No one appeared.

Ms. Moermond:

-the Orders for 902 Albemarle St indicated that we needed removal of all items on the vacant lot; Inspector Martin listed: tires, wood, vehicle parts, pallets, shelves, weights, clothing, chair, lattice, rocks, ladders, storage pod, including all contents, stairs & tools; everything has to go

-Mr. Adams appealed this to the City Council; the City Council gave him until yesterday to come into compliance

-Ms. Martin went there & took photographs so she could show me whether or not he is in compliance & tomorrow it goes to the City Council & we'll tell them; after that, she

can take action to bring it into compliance by sending a city crew out there; by sending the police dept to tow the vehicles off the property

Supervisor Lisa Martin:

-I downloaded all of these photos into the system

-the semi-trailer is gone; however, there's a lot of things still there; there's still fencing, wood, metal, tools, etc; he added vehicles; so, I need to write up Vehicle Abatements on the vehicles that have been added

Ms. Moermond:

-my recommended finding is that the property has not come into compliance with the nuisance condition; the matter is not resolved; it's referred to DSI to proceed with nuisance abatement

-at City Council tomorrow, Oct 18, 2017 at 5:30 pm

-Ms. Martin will write Orders on the added vehicles

Nuisance not abated.

Referred to the City Council due back on 10/18/2017

Correction Orders

- 33** [RLH CO 17-36](#) Appeal of Paula M. Schilling to a Correction Notice at 824 FREMONT AVENUE EAST.

Sponsors: Prince

Attachments: [824 Fremont Ave.appeal.10.04.17](#)
 [824 Fremont Ave.Morke Ltr.10-12-17.doc](#)
 [824 Fremont Ave.Photos with Owner Notes.10-10-17.pdf](#)
 [824 Fremont Ave.Morke Ltr.10-12-17](#)
 [824 Fremont Ave.Schilling Ltr.10-19-17.doc](#)
 [824 Fremont Ave.Schilling Revised Ltr.10-23-17.doc](#)

No one appeared.

Ms. Moermond:

-I understand that access was not provided to the property

Ms. Martin:

-I have photographs of the fencing that's not resolved

Ms. Moermond:

-we'll go ahead with the recommendation from the previous hearing

Deny the appeal and grant an extension to June 1, 2018 for Item 1 provided snow fencing or barrier is installed to prevent fall hazard by November 3, 2017; item 2 is abated; and Items 3 and 4 for compliance by June 1, 2018 as indicated in the Correction Notice. Owner or her representative did not appear.

Referred to the City Council due back on 11/1/2017

Orders To Vacate, Condemnations and Revocations

- 34 [RLH VO 17-49](#) Appeal of Christian Krein to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 631 WESTERN AVENUE NORTH.

Sponsors: Thao

Attachments: [631 Western Ave N. appeal.10-12-17](#)
 [631 Western Ave N.10-12-17.photos #1](#)
 [631 Western Ave N.10-12-17.photos #2](#)
 [631 Western Ave N.10-12-17.photos #3](#)
 [631 Western Ave N.Westphal Ltr.10-19-17.doc](#)
 [631 Western Ave N.Krein Condemnation appeal ltr-photos.pdf](#)
 [631 Western Ave N.email-photos.11-6-17.pdf](#)
 [631 Western Ave N.Westphal Ltr.11-9-17.doc](#)
 [631 Western Ave.Estimate.12-19-17.pdf](#)
 [631 Western Ave.Supplemental Estimate.12-20-17.pdf](#)

Christian T. Krein, owner and James P. Westphal, attorney, appeared.

Supervisor Lisa Martin:

-we were called out; SPPD had executed a search warrant; at that time, because of the chemical smell coming from the home, the St. Paul Fire Dept was also dispatched to attend & take a look at the property; they contacted the hazmat team that went in for a possible meth lab; once inside, the investigating crew found drug paraphernalia, cluttered living quarters, some gas-powered saws in the basement; there were chemicals throughout the home of an unknown substance
-the home is definitely gross/unsanitary; photos attached to the file
-not only was the home in bad condition, the exterior was, as well
-seems like there's some auto repair work going on at the property, as well; we issued a Summary Abatement Order dated Oct 12, 2017 to Christian Krein, who authorized the inspection when I was at the property
-we had asked that by today, including removal of all the tires, car parts, wood, metal, all fluids, garbage, furniture & debris from the yard, the deck, the blvd, the driveway & the garages
-the Condemnation Order contains 33 items
-most of the basement floor was jackhammered out - the cement is missing; it's all dirt floor; there's gas-powered machinery down there
-there was so much stuff, it was hard to list it all
-the chemicals they found were not associated with a meth lab but they did find drug paraphernalia throughout
-there were unlabeled containers with several different types of fluids
-there appeared to be more than 4 unrelated people living there; there was an illegal bedroom in the basement; no egress window
-the 2nd floor had 2 rooms, one of which was being used as a bedroom; it appears that it was an attic space that was converted
-the main floor had clutter everywhere; couches, blankets everywhere; we're not sure who all is actually living there
-looked like there were some cats there; there was an overwhelming smell of either cat urine, chemicals, a combination, or (?)

-the floors were pretty well soiled with cat urine (photos); carpet is almost worn down to the wood

Mr. Westphal:

-I have represented Mr. Krein for about 8 years; I most recently represented him in his disability claim; He was a tool maker; he had a stroke and now, is completely disabled

-Mr. Krein's a victim here as much as the neighborhood; Mr. Krein's had some roommates were kind of running roughshod over him

-Mr. Krein's vision is very poor; he's sees in shadows; combined with his stroke & disability, he couldn't really stand up to these roommates; they had a friend who was constantly working on cars in the driveway; they took advantage of Mr. Krein being a nice guy

-this is good; now, Mr. Krein can evict his tenants; he has a dumpster arriving today

-the reason the basement floor had been jackhammered is because they're putting in a new basement floor

-recently, Mr. Krein took out a loan on the house for remodeling; it was appraised in May 2017

-obviously, the requirements for loans these days are pretty strict; in May the house had a value of over \$100,000; Mr. Krein's retirement is pretty much based in the equity of that house; so, what he'd like to do is to work with the city on a managed basis to evict the tenants; we have a dumpster to take care of the clutter; SPPD broke several of his brand new windows & new glass front door for no apparent reason when they did the search warrant

-he will take the corrective measures to come into compliance

-there were only 3 people living there, not 4

Ms. Moermond:

-the appraised value was \$105,000; we scanned the first page

Mr. Westphal:

-you can see from his pictures that he's put a lot of money & work into the exterior; it's been recently painted; put in new windows, etc.

-he is willing to sell the house but he'd like the ability to live there while he's doing all this remodeling work - getting it ready to put on the market

-he's a Navy veteran- served during the Viet Nam era

Ms. Moermond:

-where are you living now?

Mr. Krein:

-where ever I can - friends

-explained that the reason the basement floor was being re-done is because underneath was substandard fill; it was breaking away around the edges; one of his tenants was doing that work

-the house has 3 bedrooms; 2 on the upper floor; 1 on the main floor; one bedroom on the 2nd floor has a slanted ceiling & is being used for storage

Ms. Moermond:

-this bldg is in really bad shape

Mr. Westphal:

-structurally, it's in pretty good shape

Ms. Moermond:

-I don't know that I have information to support that claim in front of me right now; there's been no bldg inspection; I have info that there's exposed wires; I see a jackhammered basement floor; the windows & doors are damaged; I'm hearing that you'd like to use the Order to Vacate to get rid of your tenants but you would like to remain there

Mr. Krein:

-I already threw them out

Ms. Moermond:

-but, you haven't shown yourself to be competent to manage your house to keep it clean, safe & sanitary without these chemicals & the machinery in the basement

Mr. Krein:

*-all I have is cleaning materials: detergent, soap, bleach, etc.
-someone dropped a container of bleach in the basement
-I have 2 cats - trained; they use the litter box
-I'm in the middle of remodeling; all will be taken care of*

Ms. Moermond:

*-I want to hook you up with House Calls: Erica Minus 651/266-1291; you need assistance; they can get you free dumpsters, house keeping services, help with getting temporary housing; instead of paying for a dumpster, save your money for a security deposit for a place for you to rent; I'm concerned about your living conditions getting worse; I don't think that I can ask Council for you to live there while renovating
-it is my recommendation that this house can't be occupied until it comes into code compliance; no one can live there; you can be there from 8 am - 8 pm each day to clean, to do repairs, remodel, get it ready to sell*

Mr. Krein:

-the people who were there with me were helping me out to get to appointments & helping me with the remodeling

Ms. Moermond:

-we need to get you someone who can get you to your appointments who isn't going to be so destructive in your life; the House Calls Program is for people in housing crisis (through Public Health)

Mr. Krein:

-I don't want a new place to live

Ms. Moermond:

*-you are not going to be able to live there while you fix it up; and in the short term, at least, you're going to have to find some place to be
-explained the process of being in the VB Program: annual VB fee; code compliance inspection report (list of deficiencies); repair to minimum compliance; it won't be cheap; I can help you get a 90-day VB fee waiver; all the fixes need to be made & approved before you can live there
-City Council Public Hearing will be Nov 15, 2017 where I will recommend that it can't be occupied*

Mr. Krein:

-I don't think I can do all that without living there; I can't afford to pay for another place

when I have a mortgage
-I'm going to lose the house; I have a mortgage of \$100,000
-I have no transportation
-you're just taking my house away

Ms. Moermond:

-I'm not taking it away; I want you to get everything you can out of that house; talk to people you trust about your money & living circumstances; I need a second opinion - a code compliance inspection report
-you can live there once things are fixed up; I'm not taking it away but those fixes have to be made before human beings can be inside it again

Mr. Krein:

-could we get a date further out than Nov 1?

Ms. Moermond:

-I could put you in front of the City Council on Nov 15 but my recommendation to the Council is that it can't be occupied, which means that you'll need to find some temporary housing until the 15th; if the City Council looks at it & sees that you've cleaned out some things, that's great; but this has red flags for me that says there are deeper issues & that it needs a code compliance inspection report

Mr. Krein:

-so then, I'm going to lose the house
-the house is not livable; there's not that much wrong with it

Ms. Moermond:

-I don't want you to lose the house; you have an attorney here who can help you look at some of your options
-I need a 2nd opinion on the condition of the house, which is a code compliance inspection report
-you aren't going to be able to pull permits before a code compliance inspection has been conducted

Mr. Krein:

-I'm in a Catch 22 then; how do I make the remediation if.....

Ms. Moermond:

-major code violations & the building's been Condemned for unsafe conditions both send you into the Registered Vacant Building Program, by definition; your house has those things going on right now
-there are some things that you can do without pulling permits
-talk with your counsel & the House Calls Program; they may be able to give you some financial assistance

Ms. Martin:

-House Calls can also get him in touch with Veterans' Services; they have funding available for temporary stays, etc; contact Maria Wetherall, 651/266-2544; there are resources that she can plug you in to

Ms. Moermond:

-let's meet again on Nov 7 at Legislative Hearing; a few days before that, have Inspector Martin meet you at the house; you can show her the progress that you've made & she can take some pictures of what's going on so that we have fresh

information for the hearing; connect with phone numbers
-you cannot live there in the meantime

Layover to November 7, 2017. Inspection to occur in the interim to take photos for progress. The house cannot be occupied but owner can be there to do cleaning and basic repairs from 8 am. to 8 p.m.

Laid Over to the Legislative Hearings due back on 11/7/2017

11:30 a.m. Hearings

Orders To Vacate, Condemnations and Revocations

- 35 [RLH VO 17-46](#) Appeal of Ronda Isakson to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 581 COMO AVENUE.

Sponsors: Thao

Attachments: [581 Como Ave.appeal.10-6-17](#)
 [581 Como Ave.Photos.8-11-17](#)
 [581-583 Como Ave.Isakson Ltr.10-19-17.doc](#)

Ronda Isakson, owner, appeared.

Fire Supervisor Leanna Shaff:

-started with Fire Certificate of Occupancy inspection in 2016; the garage & parking surface were first noted on the Nov 7, 2016 inspection by Fire Inspector Efrayn Franquiz; photos
-on Jan 23, 2017, Fire C of O was approved with corrections for a Jun 2, 2017 compliance date, when it turns into a referral
-on Jun 2, 2017, the owner sent an email requesting Insp Franquiz to re-schedule the appointment because she would not be in town; Insp noted that he agreed to re-schedule
-on Jul 14, 2017, he received a phone call from the office informing him that the property owner had called to re-schedule the inspection; he called the owner back & she informed him that the work on the property was not done; the maintenance person is sick & she is low on funds; she is upset & doesn't understand why she has to repair it, etc; owner stated that the work would be done in 30 days; he sent out a new Notice
-Aug 11, 2017, owner did not show for the inspection; he performed a reinspection on the exterior; it was not complete again; he talked with the owner later on
-Aug 17, 2017, he consulted with his team lead, gave owner 30 days to come into compliance, which did not happen; consequently, that referral was rolled into a new C of O inspection, which was Revoked for long term noncompliance

Ms. Moermond:

-exterior items: siding on the garage, parking surface
-you provided a nice statement of the nature of your appeal

Ms. Isakson:

-first of all, the inspector & I didn't click very well
-a piece of siding came off in the back of the garage; no one can see it unless they go looking for it

-every time he comes, he notices some little thing, verbally, so I fix that; & then the next time he comes, it's another little thing under the same category
-at the last meeting, he walked away from me when I asked him to be specific so that I knew what he was talking about; to me, this stuff is seriously irrelevant & I feel like I'm being nitpicked & jumping thru hoops
-I think this program has a very valid purpose but I'm afraid that stuff like this is going to wreck it; I tried very hard to discuss these things with him
-he told me to my face that class 5 limestone was the absolute only option, per code, that I could have on my driveway; the driveway is very long & narrow; it would cost a fortune to have it replaced; I looked at some other options if dust is an issue, which it is not; it's surrounded by fences & 2 buildings; I did class 5 limestone for years & it starts to build up; then, your driveway is getting higher than your yard; it would also get kind of gushy because limestone class 5 does not absorb water well; so, a new product is the recycled class 5 - much smaller particles that sinks into that gushiness; it evens things out & it's an appropriate surface; there's nothing wrong with that driveway; it's fine; I'm not getting the puddling & other problems I had before; the inspector has no knowledge of any other surface for the driveway except limestone class 5
-he couldn't even tell me what the measurements for an egress window are; I'm not sure he's completely up on code; he made my tenants move their bed over because a few inches of it was in front of the window that exceeds egress standards
-the garage: it's used as a storage building only by me; I replaced the service door & I did a bunch of other things that he said needed to be done; the main overhead door doesn't go up & down, which is by my choice because the bldg is a side-by-side duplex & the electric for the garage goes to just one of the units; we had problems with the people from the other unit going into the garage & using it as a gazebo when the overhead door worked properly (having parties); the overhead door is not needed for its current use; to replace that big door just isn't necessary; it's not used for anything except storage
-if there's any safety issue in that whole back area, it would be my neighbor's garage; it could fall over any day onto my driveway

Ms. Moermond:

-do you know that there's not an Order on that garage?

Ms. Isakson:

-the inspector told me that the only way there'd be an Order on my neighbor's garage is if someone complained

-my garage is not causing anyone any problems; it would cost a lot of money to fix; there's no reason

Ms. Moermond:

-why did it take you so long to appeal this?

-this is not a new situation

Ms. Isakson:

-like I said, every time, there was some new thing that he pointed out; the things that are listed on there are very vague; so, I would think that something was done & then.... I guess my understanding was that it needed to be the final list of where we're not agreeing any more to do the appeal

Ms. Moermond:

-the very first list said that you needed to fix your garage & driveway

Ms. Isakson:

-I hired someone to come & do this & I was told that it was done (in Aug)
-the insp came & inspected this but the inspection report said that it needed to be painted

Ms. Moermond:

-this picture was taken Aug 11 & the deadline for getting the garage fixed was back in Jun & you got a contractor out there in Aug doing a sub par job of fixing it; I'm glad it's painted now but it's in bad shape
-the items that we are talking about, the driveway & garage repair are in the Property Maintenance Code; those codes apply equally to owner-occupied properties & to investment properties such as yours
-Ms. Isakson came to view/explain photos of the driveway & parking surface with Ms. Moermond
-we don't have solid tracks; it's a surface that is supposed to be a parking surface which also needs to be mowed; if you have to mow it, it's not a parking surface unless it's an impermeable paver

Ms. Isakson:

-the insp never mentioned any of this to me at all; until this moment, I didn't have a clue that he had a problem with it
-the black top goes to the steps; from there, it's still the narrow part between the fence & the house, there's 2 tracks because that's only for driving; they are not supposed to park there at all

Ms. Shaff:

-invited Ms. Isakson to take the Landlord 101 Class, which would explain a lot of these things that she has questions about

Ms. Moermond:

-I see the same kind of surface in the extended area; this is not cement any more; it's a broken surface
-it doesn't look like cement to me at all
-the Property Maintenance Code says that if there's an existing surface, it needs to be maintained; when it starts growing green, it's not being maintained
-Zoning needs to make that call; I can say that it needs better maintenance; I don't see durable, dustless but I need to get to that place
-the garage needs to be weather tight - not open to entry; some repairs need to happen to the siding
-are you willing to work with Zoning on the driveway/parking surface? The Fire Insp will go with what Zoning says is OK
-will recommend a new deadline: Dec 1, 2017; you'll need to reach out to Zoning; call DSI 651/266-8989 or Zoning directly 651/266-9009; they will probably want you to come in & draw a picture
-City Council Public Hearing Nov 1, 2017

Grant to December 1, 2017 to comply with the orders; the parking surface issue is being referred to DSI-Zoning and owner can submit site plan for their approval.

Referred to the City Council due back on 11/1/2017

Sponsors: Stark

Attachments: [1359 Sherburne Ave.appeal.10-9-17](#)
[1359 Sherburne Ave.Crenshaw Ltr.10-19-17.doc](#)

Withdrawn. No payment for appeal.

Ms. Martin:
-that was an appeal for a shut-off
-did they cancel

Ms. Mai Vang:
-yes; the water has been restored

Ms. Moermond:
-the water has been restored
-the Order to Vacate has been lifted

Withdrawn. No payment for appeal.

37 [RLH VO 17-48](#)

Appeal of Lance Holder to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 1108 WESTERN AVENUE NORTH.

Sponsors: Brendmoen

Attachments: [1108 Western Ave N.appeal.10-10-17](#)
[1108 Western Ave N.Photos.10-9-17.pdf](#)
[1108 Western Ave N.Photos.10-9-17 #2.pdf](#)
[1108 Western Ave N.Holder Ltr.10-19-17.doc](#)
[1108 Western Ave N.Holder Ltr.10-25.17](#)
[1108 Western Ave N.Rent Roll.12-1-17](#)
[1108 Western Ave N.Rehab Loan Application as of 12-1-17.pdf](#)
[1108 Western Ave.Revocation Notice-SPANISH.10-27-17](#)
[1108 Western Ave.Work Orders.12-4-17](#)
[1108 Western Ave N.Agreement to Amend Contract.12-1-17.pdf](#)
[1108 Western Ave N.Purchase & Sale Agreement.5-9-17.pdf](#)
[1108 Western Ave N.H&M Services.12-5-17.pdf](#)
[1108 Western Ave N.Brown Ltr.12-11-17.doc](#)
[1108 Western Ave N.Franquiz Email.12-13-17](#)
[1108 Western Ave N.Franquiz Email.12-18-17](#)
[1108 Western Ave N.Photos.12-18-17](#)
[1108 Western Ave appeal.Laurel Hedlund appellant.12-19-17](#)
[1108 Western Ave N.Purchase Agreement.12-14-17.pdf](#)
[1108 Western Ave N.Letter from Laurel Hedlund.12-19-17.pdf](#)
[1108 Western Ave N.Maintenance Services Agreement.11-3-17.pdf](#)
[1108 Western Ave N.Hedlund Ltr.12-21-17.doc](#)

Lance Holder, handyman for 1108 Western Ave N, appeared.

Fire Supervisor A.J. Neis:

*-Revocation of the Fire Certificate of Occupancy issued by Inspector Franquiz
-after discussion, I understand that this is a new appeal but think that it's important to bring up the old appeal as it pertains to the situation
-originally, this was appealed by the owner's attorney, Taweh Anderson, for Mr. Felix
-Insp Franquiz tried multiple times to get the building into compliance; there were no shows, etc, & multiple, multiple code violations; Attorney Anderson said that he ensured getting someone to come out to do the work; they hired a handyman, Lance Holder, who was working on another contract, which would be wrapping up shortly; everything should be done by the end of Sep, 2017; so, an extension was given to Oct 6, 2017
-I went out to the property on a re-check; the owner's attorney did not show up for the inspection; the tenant manager let me in & I found that nothing had been done; the inspector re-scheduled the inspection & Revoked the C of O
-my major concern with this property, as I had indicated last time, is that the owner would attempt to sell the property & the tenants would have to continue to live in these noncompliant conditions; the new owner would come in to ask for additional time, adding to the unacceptable situation for the tenants*

Mr. Holder:

*-I'm the new man on the scene & to my understanding, the previous handyman died
-it's important for me to get this information; I didn't have much when I got hired
-so far, I've had time to do the little things but not the big stuff; that should be coming up this week; I just needed an extension to do that
-it would be good to talk about the bigger stuff that you're looking for - the priorities*

Ms. Moermond:

*-schedules have been blown; all is due
-you may not have the capacity to tackle all of this on your own in the time allotted; Mr. Felix may need to hire additional people*

Mr. Neis:

-one of my concerns with this; no disrespect to Mr. Holder but he's appealing a Revocation of the Fire C of O, which really should be done either by the occupants, the responsible party or someone who has a vested interest in the bldg; based on the fact that he's a contractor, not a responsible party or property representative--- at any point in time, he could just walk away and again, the tenants would be left in the lurch

Mr. Holder:

-I do have skin in the game; the lawyer, Taweh, is my brother; and this is my business; it's not something that I can easily walk away from

Ms. Moermond:

*-your brother, Taweh Anderson, applied for an appeal; he said that a lot had been done; he'd like a new set of Orders and have them reflect the improvement; so, I said OK, let's have an inspector go take a look & write a new set of Orders
-we have the updated list that went in front of City Council, which said that there needed to be compliance by Oct 6 or the property vacated by Nov 1; there was not compliance by Oct 6, so the Order was written Revoking the C of O and Ordering it vacated as the Council discussed
-Mr. Neis, did you see anything crossed off the list?*

Mr. Holder:

-on a provisional walk thru of the units, most of them have smoke/CO alarms that were required in the list

Mr. Neis:

-some that were there were not functioning; and the code says if it's there, it has to be maintained

Ms. Moermond:

-do you have a Work Plan?

Mr. Holder:

-I didn't know that I had to have something already but I have been prioritizing what I'm going to be doing

-2 of my projects are ending this week; so, I'll have time to create a plan

Ms. Moermond:

-your client is living in Texas & hasn't done jack for months & months; so, you're coming in at the 12th hour

-do you have a contract with Mr. Felix?

Mr. Holder:

-not a written one

Mr. Neis:

-I wouldn't feel comfortable accepting a Work Plan - there's not even a contract with the owner

-we need somebody who's liable; someone who is legally committed

Ms. Moermond:

-the rub is that because of due process of law, it is Oct 17 & if I were to recommend the Council deny your appeal; it wouldn't even be in front of Council until Nov 1 & Nov 1 is the date in the letter itself, which really is awful for the tenants; there's just no way that that could work; so, if I see nothing, my recommendation to the City Council on Nov 1, 2017 will be that these units be vacated by Dec 1, 2017; people need some time to find some place else to live

-your deadline: bring me a Work Plan by close of business Fri, Oct 20; & I want a letter from the owner saying that you're his employee & that he is committed, financially, to doing these repairs; I would like to see that he has funds dedicated to do all of the repairs; I want to see an account that shows that he actually has \$10,000 or whatever it takes to complete these repairs & also to pay you

-include your estimate for the repairs & your wages in your Work Plan

-give him a sworn construction statement with tight deadlines & if he has the money committed to do it; then, I would be willing to look at a different recommendation to give to the City Council on Nov 1, 2017

-I will look at this next Tue Oct 24 at Legislative Hearing

-I need a real Work Plan that shows you finishing everything on this list & I need to see that he has real money on the table; based on that, I might look at an extension beyond the Dec 1, Vacate Date

Mr. Neis:

-I will be covering all the hearings next week

Ms. Moermond:

-whatever I get emailed, I will share with Mr. Neis

Layover to October 24; contractor to bring a work plan or sworn construction statement including cost of repairs and owner's financial account indicating he has the money to pay for the repairs. If plans are not acceptable, will recommend vacate date of 12/1/17.

Laid Over to the Legislative Hearings due back on 10/24/2017

1:30 p.m. Hearings

Fire Certificates of Occupancy

38

[RLH FCO
17-180](#)

Appeal of Caryl L. Kruchowski to a Fire Inspection Correction Notice at 598 GRAND AVENUE.

Sponsors: Noecker

Attachments: [598 Grand Ave.appeal.10-3-17](#)
[598 Grand Ave.Photos.9-21-17](#)
[598 Grand Ave.Kruchowski Ltr.10-19-17.doc](#)
[598 Grand Ave.Electro Watchman Inc. Testing.11-7-17.pdf](#)
[598 Grand Ave.Floor Plan.11-7-17.pdf](#)
[598 Grand Ave.Kruchowski Ltr.11-9-17.doc](#)

Caryl L. Kruchowski, owner, appeared.

Fire Supervisor A.J. Neis:

-Fire Certificate of Occupancy Correction Notice issued by Fire Inspector Justin Elvestad conducted Sep 20, 2017; re-inspection scheduled for Oct 23, 2017
-spoke with Ms. Kruchowski before the hearing & a few things are being appealed: 1) asking for additional time on some items; 2) a fire door called by inspector; and 3) a bedroom escape window that enters onto an enclosed porch; this is a 1-bedroom apartment & has been that way for last 25 years; she has always been under the assumption that it's been able to be used as a bedroom
-Ms. Kruchowski has owned the house for over 25 years; she has photos from the 1940's showing that the porch had been enclosed
-I don't disbelieve anything that she is saying; however, I explained that it may have been done illegally, which doesn't make it right
-I would like to take a look at it myself & see the conditions, etc.
-there's a hallway door to the basement that the inspector is requiring to be replaced; it's a non-fire rated door that was allowed to have tin on the back side of the door, called the Chicago fix; that would have been considered an approved alternative method of compliance; we would still accept that today as long as the door was maintained in good condition; however, that method is no longer approved & when the door or the fix needs to be repaired, we require the entire door to be replaced
-from my understanding, the inspector is not requesting to be replaced because of the fix; he is saying that the door with the fix is broken; therefore, it needs to be replaced
-the property owner believes that the door is in good condition; there's some duct tape on the door, which may be why the inspector thought that something was broken; Ms. Kruchowski indicated that the duct tape was put on to protect anyone from the sharp

edges of the sheet metal (just around the door knob); I would like to take a look at this, too

-#13 is about the fire door not being labeled; I want to look at that, too; a lot of times, the labels come off these doors but the doors are still acceptable; this may be a new door & then, we would require the label; if, it's an existing wood framed, solid core door, I would not be opposed to them not having the label

Ms. Kruchowski:

-I go to Siwek Lumber, Mpls, because they deal with a lot of older properties; they told me that I would get the very same door but I'd pay for the label; it's not certified; so, I can measure the hinges & order another identical door with a fire label on it (will take from 2-3 weeks)

-items done: #1, #6, #9, #12, #14, #20;

-re: #2, 75% has been re-stained; have order in for new storm windows - next 2 weeks; front entry has been prepped for painting; small board on porch ceiling is taken care of; shoe rack on tenant door has been removed; I have one tenant in Philippines-waiting for her to get back; units 4 & 5 are not rented (in process of finding a contractor); they will not be leased until they've been re-inspected including the back hallway

Ms. Moermond:

-#5-replacing the door with the tin covering; you're saying the duct tape is there to cover up sharp edges so someone doesn't cut themselves; Mr. Neis will take a look; could probably put a strike plate on it

Ms. Kruchowski:

-I'd just as soon remove it if I need to replace it

Ms. Moermond:

-#10-Mr. Neis will look at that

-I'd like a diagram of Unit #1 layout (1st floor)

-will Lay this Over to Nov 7, 2017 LH at 1:30 pm

Layover to November 7, 2017: Inspection to occur in the interim and owner to provide a diagram of the layout of 1st floor.

Laid Over to the Legislative Hearings due back on 11/7/2017

39 [RLH FCO
17-172](#)

Appeal of Matt Jackson to a Fire Inspection Correction Notice at 529-531 LAUREL AVENUE.

Sponsors: Thao

Attachments: [529 Laurel Ave.appeal.9-27-17](#)
 [529 Laurel Ave.photos 9-21-17](#)
 [529-531 Laurel Ave.Jackson Ltr.10-5-17.doc](#)
 [529-531 Laurel Ave.Neis email.10-6-17.pdf](#)
 [529-531 Laurel Ave.Diagram.10-17-17.pdf](#)
 [529-531 Laurel Ave.Jackson Ltr.10-20-17.doc](#)

Matt Jackson, owner, appeared.

Ms. Moermond:

-paused while Mr. Jackson drew a diagram of the house

Ms. Moermond:

-at the end of the last hearing, I granted an extension to Jan 1, 2018; for painting: Jun 1, 2018; I denied the appeal on the dryer vent but the owner reached an accommodation to come into compliance

Supervisor A.J. Neis:

-I sent an email with my findings regarding the "eyes on" some of the issues; here's what it said:

I went to 529-531 Laurel today to look at the bedrooms that go onto an enclosed stairwell per the hearing on Tuesday.

Here are my findings;

- 1. The bedrooms of the 4 units in question all meet the minimum size requirements (over 70 sq. ft.) and have an acceptable size escape window.*
- 2. The stairwell appeared to be open during its original construction, however appears was enclosed many, many years ago.*
- 3. Reopening the staircase is not a reasonable option.*
- 4. The building has two separate and remote entrances/exits for all units. Front and rear doors.*

While the inspector was correct in his call of MSFC 1014.2 Egress through intervening spaces, the situation is quite different from most of these cases where the appeal was denied, or the owner had the option to put in an escape window. There is not an exterior wall for this to be an option.

The enclosed rear stairwell has hard-wired interconnected smoke alarms. We have not this in any previous situation that I know of. If the owner was to reopen the rear staircase, this additional measure of safety would need to be removed as smoke alarms cannot be exposed to exterior elements. In the event of a fire on the enclosed porch, the occupants should be quickly alerted to a fire in this area and could exit through the main front door. The rear staircase is not the main entrance of the building such as when the main entry door exits onto the same porch where the bedroom is like we typically see creating only one potential escape route.

Based on this, I do not have an issue with these rooms being used for sleeping and his appeal being granted, however I recommended to the property manager if the appeal is granted battery operated smoke alarms in the four bedrooms in question be installed, which he agreed to do.

Ms. Moermond:

-I will grant the appeal based the finding in your email, which will now be our official record for future years

Mr. Neis:

-one caveat to which the owner agreed: install battery operated smoke alarms in those bedrooms

Ms. Moermond:

-grant the appeal

-I like that layout

Mr. Jackson:

-they finished the dryer vent today; haven't installed the cord yet

Ms. Moermond:

Grant the appeal based on 1) existing smoke alarm system in stairwell; 2) existing two methods of exits from sleeping rooms; and 3) conditioned on installation of battery operated smoke detectors in sleeping rooms.

Referred to the City Council due back on 11/15/2017

2:30 p.m. Hearings

Vacant Building Registrations

- 40** [RLH VBR 17-69](#) Appeal of Fonda Jones to a Vacant Building Registration Notice at 575 ASHLAND AVENUE.

Sponsors: Thao

Attachments: [575 Ashland Ave.appeal.10-9-17](#)
 [575 Ashland Ave.Photos #1.9-5-17.pdf](#)
 [575 Ashland Ave.Photos #2.9-5-17.pdf](#)
 [575 Ashland Ave.Snavely Ltr.10-19-17.doc](#)

Fonda Jones, Appellant, appeared.

Ms. Moermond:

-this is a Vacant Building Registration; was a previous appeal on a Condemnation/Unfit for Human Habitation from Code Enforcement

Supervisor Rich Singerhouse, Vacant Buildings:

-Inspector Dornfeld opened a Category 2 VB after the Condemnation referral from Inspector Westenhofer on Sep 20, 2017

-11 items on the Condemnation

-they're asking for the cost of the VB fee

-there's no code compliance inspection & no permits pulled

Ms. Moermond:

-the previous Appellant was Jennifer Snavely, she was here representing the estate because it was her mother, Darlene's house

Ms. Jones:

-I am the oldest daughter of Darlene Snavely; Jennifer is my sister

-I'm requesting that the VB fee be waived; the original owner, my mother, passed away; I'm currently in the legal process of seeking Executor of the estate, which is headed to probate; between the legal fees & expenses to clean out my mom's house, my own bills & living expenses & paying the mortgage, etc, I don't have enough money to pay this fee

-all the paperwork for probate has been filed; Jennifer was the last standout; we finally got her to sign the paper & it was handed to my attorney, who said that will be about 15

days before court hears it
-we would like to renovate the house & then, sell it; I don't want anyone living there any more (too many hassles)
-I live in White Bear Lake & I can't handle the people who live in the house (my relatives)
-I do not understand the requirements for fixing up the place

Ms. Moermond:

-explained the code compliance inspection process that provides a list of things that need to be done to bring it up to minimum compliance, which you'd want to do before you sell it
-if you don't want to do the fixes & just want to sell it to someone who would fix it, you will still need that list (code compliance inspection report or a TISH) in order to sell the property
-provided the application form for the code compliance inspection

Fire Supervisor A.J. Neis:

-this was an illegal duplex at one point converted into a single family home

Ms. Moermond:

-legally, it's a single family home but you could apply to have it be a duplex again
-fill out the form; pay the fee; put a lockbox on the door & provide the combination to the inspectors
-will recommend a 90-day VB fee waiver; the fee period is from Sep 20, 2017 to Sep 19, 2018
-if you get the fix done in 6 months, I'll cut the VB fee in half; if it takes longer, from 6 to 12 months, you pay the whole VB fee

Waive the vacant building fee for 90 days.

Referred to the City Council due back on 11/15/2017

41 [RLH VBR 17-66](#)

Appeal of Margaret Bierbach, Magwood Properties, to a Vacant Building Registration and Revocation of Fire Certificate of Occupancy and Order to Vacate at 934 HAWTHORNE AVENUE.

Sponsors: Bostrom

Attachments: [934 Hawthorne Avenue.appeal.09-28-17](#)
 [934 Hawthorne Ave E.Photos.4-6-16](#)
 [934 Hawthorne Ave E.SAO.9-22-17](#)
 [934 Hawthorne. Bierbach Ltr.10-12-17](#)
 [934 Hawthorne. Bierbach Ltr.10-19-17.doc](#)

Margaret Bierbach, Magwood Properties, owner, & her son, Daniel Bierbach, appeared.

Fire Supervisor A.J. Neis:

-Revocation of the Fire Certificate of Occupancy that turned into a Vacant Building
-it was inspected & approved by Inspector Efrayn Franquiz in Apr 2017; he had a hard time getting in to inspect 3 minimum code violations, one of which was to repair a ceiling tile where there was a light fixture; photos in the file; he sent 5 letters asking to get in but was not successful; so, I called Dan of Magwood Properties & told him that we were going to Revoke their C of O - make sure that the repairs are made; he said, "Sure;" I told Insp Franquiz to call Magwood Properties & set up the inspection, which

he did; the day of inspection, however, they didn't show up again (Sep 7, 2017)
-so, technically, it's a Vacant Building; it's in the process of being sold; access had not been allowed; refer to the VB Program
-we just needed to verify that minimum work was done; that the bldg was code compliant

Supervisor Rich Singerhouse, Vacant Buildings:

-we opened a Category 1 VB on Sep 25, 2017
-there was a "No Sale" sign but no Truth in Sale & Housing (TISH) Report in the system

Ms. Moermond:

-a TISH is required in the City of Saint Paul by anyone selling a residence; a C of O can stand in for a TISH Report; if you're going to have a rental property, you'll need a C of O
-explained the VB categories

Mr. Bierbach:

-I'm helping my mother sell the house; my friend is helping me through it

Ms. Moermond:

-go get a TISH; hire somebody for \$250-\$350; then, you're legal to put it on the market

Mr. Neis:

-we would not have a problem re-instating the C of O if he'd just let us in to verify that the work is done; then, you don't need to do a TISH inspection (this is all over lack of response)

Mr. Bierbach:

-in this whole process, my father had a lung transplant over the last year
-I'm the one who's going to do the renovation; I also have a girlfriend with 4 children & I'm doing the best I can to a property that's not very close to my house

Ms. Bierbach:

-we've owned it since 2004-06 & we've never had an inspection; we've never had problems; it's an all brick bldg; this inspection has required us to install new garage door openers even though the woman upstairs didn't want a garage door opener because she's afraid that people can drive by & just open it; we had to install new garage doors; we had to get different kind of venting for the hot water heater; we had to replace the crown on top of the fireplace, although it's never been used (\$13,000 into this inspection)

Ms. Moermond:

-if you want the Fire C of O re-instated, schedule an inspection; if you don't want to get the Fire C of O re-instated because you're selling it & you aren't going to be using it as a rental property; that's OK with me

Mr. Bierbach:

-I want the Fire C of O re-instated
-I want to know how to repair a ceiling tile to their specifications; this tile is on the way down the basement & it's split in half by a light; there's no hole in there; I've caulked it with Flex Seal; to be able to put a raised ceiling tile in, it has to come from the top (suspended); to suspend the ceiling, you'd have to unmount the light & access it from another area & I just can't do it; it makes sense to have it split in half; there's no

*reason it shouldn't be because you can easily put it in & repair it then
-I apologize but I've been back & forth from Arizona for a lung transplant for a father
that I never really knew & got hit with this*

Ms. Bierbach:

*-on top of that, I got hit with illness - having to have surgery
-the property hasn't been vacant; the upstairs tenant is there; she's been mowing the
lawn & I've been working on the house for 6 months*

Ms. Moermond:

*-so, there's a lot going on; I don't want to make things harder for you than they already
are
-I will grant your appeal; you are not in the VB Program
-you can get your C of O re-instated & use that as a disclosure document in the sale of
the property
-perhaps Supervisor Shaff could go take a look at this*

Mr. Neis:

-asked if they replaced all the water damaged ceiling tiles

Mr. Bierbach:

*-all the water damaged ones have been replaced; the one that's cracked has been Flex
Sealed so that it can be opened & taken down but I don't know if that's going to
appease you*

Mr. Neis:

*-what's typically done on these tiles: get a new ceiling tile; cut the hole in it; you
recess the light; you access from the other panel, so it's all in one piece; you pull 2
panels vs. the one; then the light's recessed & you slide the other panel back into
place without having*

Mr. Bierbach:

-the light itself is mounted to the wall

Mr. Neis:

*-if you did use Flex Seal & it's tight; it looks decent - will absolutely accept it; I'm
looking for D- compliance; I'm not looking for pretty
-you call me when it's going to work for you within a reasonable amount of time
because you have a lot going on in your life & the ceiling tile is probably not your
priority; call me when you're available & I'll make time to get out there*

Ms. Moermond:

-will get a fresh set of eyes on it

Grant the appeal.

Referred to the City Council due back on 11/1/2017

42 [RLH VBR 17-68](#)

Appeal of Zach Nixon to a Vacant Building Registration Notice at 892
MARSHALL AVENUE.

Sponsors: Thao

Attachments: [892 Marshall Ave.appeal.10-06-17](#)
 [892 Marshall Ave.Fire C of O Orders.9-1-17](#)
 [892 Marshall Ave.Nixon Ltr.10-19-17.doc](#)

Zachary Nixon, owner, appeared.

*Mr. Nixon:
-I just bought this place*

*Fire Supervisor A.J. Neis:
-Fire Inspector Elvestad attempted to access/complete the Fire Certificate of Occupancy process; he sent multiple letters to the owner of record on file but he was not getting any responses because Mr. Nixon had purchased the property but was never notified
-Mr. Nixon is the current owner/occupant; therefore, it's not a C of O building
-it's just a matter of getting the record updated at Ramsey County*

*Ms. Moermond:
-it looks like the county is now updated*

*Supervisor Rich Singerhouse, Vacant Buildings:
-when Inspector Kalis went out to open it up as a Vacant Building, he noted that someone was doing work on the interior*

*Mr. Nixon:
-I'm half moved in; I'm painting & re-doing the floors at present*

*Ms. Moermond:
-the list of Orders contains some that are related to smoke and CO detectors/alarms; look up where they need to be located & install them before you move all the way into the house
-will recommend granting the appeal of the VB registration*

Grant the appeal.

Referred to the City Council due back on 11/15/2017

43 [RLH VBR 17-67](#) Appeal of Mark Drexler to a Vacant Building Registration Notice at 1816 MINNEHAHA AVENUE EAST.

Sponsors: Prince

Attachments: [1816 Minnehaha Ave E.appeal.10-06-17](#)
 [1816 Minnehaha Ave E.Fire C of O Revocation.9-18-17](#)
 [1816 Minnehaha Ave E.Drexler-Pettiford Letter.9-7-17](#)
 [1816 Minnehaha Ave E.Drexler Ltr.10-19-17.doc](#)

Mark J. Drexler, owner, appeared.

*Ms. Moermond:
-we have a Fire C of O appointment letter; we also have a Vacant Building Registration*

Fire Supervisor A.J. Neis:

-initially, this started as a Revocation by Fire Inspector Jill Pettiford; she determined that the bldg was vacant on Sep 12, 2017; she received a letter from the property owner that they were renovating the property & had plans to sell; it was currently inhabitable; so, she sent it to the VB Program
-there's an active building permit on file from Apr 2016 for removing the roof structure & replacing engineering trusses; removing 2nd floor wall coverings; updating insulation, plumbing, electrical & re-installing vapor barrier & drywall (valuation only \$3800); seems a little undervalued for the scope of the work
-there's a large.....

Ms. Moermond:

-in your letter, you say that you have the 2nd floor down to the studs & there's currently no electric or water; the bathroom's been removed & the kitchen will be removed in a few weeks
-you want to pull permits to do all the work

Mr. Drexler:

-when I got started, I realized that there were some structural deficiencies on the roof; was built in 1914 & I believe that it was moved from another location; there's been a lot of work done on it; originally, it was a smaller home, a 1 1/2 story; at some point, someone put a small addition on the back & changed the 1 1/2 story to a full 2-story; when they did that, they didn't do it very well; so, I had a structural engineer come in; he advised that in order to do it properly, I'd need to remove, not only the roof, but also all the walls on the 2nd floor; then, put a double plate on there & build it up like a regular platform building
-but, before I do that, I have to make sure that the structure on the 1st floor is sufficient to support the new 2nd floor; so, that's why I need to take off all the interior wall surface on the 1st floor (not yet done) but it's down to the studs on the 2nd floor
-there are actually 2 roofs on the building
-there's water on the 1st floor; not the 2nd floor
-electricity still active on the 1st floor; no wiring on the 2nd floor
-there's a lot of work to be done & I don't know the rules for a VB; my impression was that if I was working on it, it wasn't a vacant building; to me, being vacant means abandoned & this is not an abandoned building
-this will take me at least another year & a half; I'm not hiring a contractor

Ms. Moermond:

-the building permit doesn't cover all the work you need to do but you know that

Mr. Drexler:

-on the permit I already have a number of stamps so, all of those code compliance inspections will be done as the house get fixed

Ms. Moermond:

-actually, that's not how it works, unfortunately, for you; the inspector needs to get in & take a look at what needs to be done to bring it up to minimum standards; when you pull a permit, you'd pull a permit that addresses those items & whatever other items you want to do; so, you are going to need the code compliance inspection report
-I know you're bringing it down to the studs; I'd really like to see an interior demo permit pulled for that
-if you're completely replacing your mechanical, electrical & plumbing, etc, then here's what we can do, which will be a little cheaper for you: if you tell me that you'll pull an interior demo permit so that I can get a bldg inspector to look at that, and, since you're

going down to the studs, when you get to the studs, you can get a "building only" code compliance inspection, which will be 1/4 of the cost of the whole inspection; Mr. Singerhouse will make a note in the system that a "building only" will be acceptable -is this an investment property?

Mr. Drexler:

-no; I've owned the home for over 20 years; I lived there for 18 years; when I'm done, I'll probably sell it - maybe to a family member

Ms. Moermond:

-if it continues to be in your hands, you'll have a VB fee waiver for 90 days, which allows you to pull that interior demo permit (otherwise, they will stop it at the permit counter & say that you have to pay your VB fee); after the 90 days, the VB fee will kick in & it will end up going to assessment; if there's a financial concern, I can divide that VB fee over a few years

Waive the vacant building fee for 90 days and allow permits to be pulled. Owner shall pull an interior demolition permit within 90 days. Note, Legislative Hearing Officer recommends that a building only code compliance inspection is necessary, as the building will be gutted.

Referred to the City Council due back on 11/15/2017

3:00 p.m. Hearings

- 44 [RLH VBR 17-71](#) Appeal of Omobolaji Shadrack to a Vacant Building Registration Fee Warning Letter at 2203-2205 GLENRIDGE AVENUE.

Sponsors: Prince

Attachments: [2203-2205 Glenridge.appeal.10-12-17](#)
 [2203-2205 Glenridge Ave.CCI Report.2-24-16.pdf](#)
 [2203-2205 Glenridge Ave.Shadrack Ltr.10-19-17.doc](#)

Omobolaji N. Shadrack, owner, appeared.

Supervisor Rich Singerhouse, Vacant Buildings:

-Oct 1, 2015 - was referred by Inspector George Niemeyer; he Revoked the C of O; it was vacant & found open to access; a Category 2 VB file was opened at that time
-2-story wood frame brick facade duplex
-code compliance inspection was done Feb 24, 2016
-2 electrical permits have been finalized
-1 plumbing permit has been finalized
-1 building permit is active (4-19-16)

Ms. Moermond:

-in your appeal, you said that you wanted to convert to personal use

Mr. Shadrack:

-I'm trying hard to get this building back in shape & get all of the code compliance stuff done
-if I pay the \$2000 VB fee, I won't have any money to do anything any more; when I spoke to the person in charge, he said that I could appeal; that's why I'm here

-I just want to get it over with ASAP
-I'm considering converting it to personal use
-also, I run a group home; I do adult foster care; so, I need a facility where my guys can exercise, etc;.... I was going to rent another place but I felt in order to be personally involved in the day-to-day running of the place, I will try to see how I can make that bldg work
-I plan to be finished before Jan 2018; I want to convert it to that facility
-right now, we're finished with electrical & plumbing; I put in the security alarm because people are breaking in (was broken into twice)

Ms. Moermond:

-will recommend waiving the VB fee for 90 days

Mr. Shadrack:

-could I get a little extra time just in case I need it?

Ms. Moermond:

-will grant to Jan 15, 2018

-if you get it done relatively quickly after that, I will talk with the dept, they may recommend getting it deleted if it's 4 months or fewer; if it goes longer than that, they will process it as an assessment

Waive the vacant building fee until January 15, 2018.

Referred to the City Council due back on 11/15/2017