



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, February 4, 2020

9:00 AM

Room 330 City Hall & Court House

Special Tax Assessments

9:00 a.m. Hearings

- 1 **RLH TA 20-108** Ratifying the Appealed Special Tax Assessment for property at 1178 LARPENTEUR AVENUE EAST. (File No. VB2006, Assessment No. 208805)

Sponsors: Yang

Will reduce vacant building fee from \$2,284 to \$1,142 if out of VB program by March 1, 2020, otherwise approve the assessment.

No one appeared

Moermond: we have a Category 1 vacant building.

Supervisor Joe Yannarely: was a Category 2, changed back to a 1.

Moermond: why?

Yannarely: that was per Steve Magner. Notation said someone was coming in, a new owner in 30 days, that's all it says from Rich Singerhouse, he said Steve told him to change it.

Moermond: looks like the deed was probated and the sale took place October 31, 2019 to Metro Holding, who I'm assuming is Joe Steinmouse.

Yannarely: did he call and say he wasn't coming?

Moermond: we haven't heard anything. It was just the gold card to you guys. We're 5 months in.

Yannarely: Rich said it's a 1, if someone called and said they were living there he'd close it, but no one has.

Moermond: he returned the card and knows the fee is in play. If its out of the program by the time it hits Council March 18, we'll cut it in half. We'll say March 1 is the date on it, and then it's a half a year fee.

Yannarely: I'll email Rich and tell him.

Referred to the City Council due back on 3/18/2020

- 2 [RLH TA 20-110](#) Ratifying the Appealed Special Tax Assessment for property at 330 NINTH STREET EAST. (File No. VB2006, Assessment No. 208805)

Sponsors: Noecker

Recommendation forthcoming (reduction amount pending if permits closed by February 28, 2020). CPH March 18, 2020.

Ed Conway, owner, appeared

Staff report by Supervisor Joe Yannarely: vacant building fee of \$2,284 total, 41-unit building. Entered program June 18, 2014. Its been well maintained, no work orders since July 2016. There's only one vacant building fee being assessed, it says 390 9th street E, #107, is that the only unit?

Conway: the property has many PIDs. I started acquiring several of the units, the City wanted to go Code 3 at that point, I purchased all the units and started extensive renovation in 2017 or 2018, about 3 years ago. 2019 in May we were issued a temporary Certificate of Occupancy, so right now I thought all the permits were signed off, but apparently there's a couple warm air permits outstanding. Reid Soley told me this. Apparently the plumbing got signed off. Metro said they were taking care of it, but apparently, they haven't. Its about 70% occupied now. It's a gorgeous building now, its right across from Anchor paper, did all new kitchens and bathrooms and tuckpointings. I thought it was off the vacant building list a long time ago, but there's these warm air issues to deal with.

Moermond: you would have received letters in May.

Conway: that's when I went and talked to Reid. There's one company under two umbrellas, apparently the Sprigs permits have been closed but there's a couple outstanding Metro Sheetmetal ones for the sheet metal in the gym.

Yannarely: yes, three outstanding warm air, that are active issued.

Conway: they said they took care of it. If I could have like 60 days to make sure it is taken care of.

Moermond: here's where were at with the fee. The fee is to cover the cost of the vacant building program, it's a service fee. I'm hearing you are almost done with this, I'm curious to find out what this partial Certificate of Occupancy means. I need more from staff on what that means, because parts of buildings can be registered vacant buildings. That sounds like the diagnosis, but if some can be moved into, I need better information. If you went into the program in June 2014, that means the annual fees go from June to June. The fee we're talking about today is June 2019 to June 2020 fee, so six months of the year have been burned already and you're still in the program. This goes to public hearing March 18. You must have gotten a waiver, because this is processed very late, I'm not usually standing in front of Council 3 months before the end of the year.

Yannarely: got a fee waiver on June 24, and another August 28.

Moermond: staff gave two?

Yannarely: fee was assessed November 1. You talked to someone to get those.

Mai Vang: its per Steve Magner.

Moermond: so you were already given two big waivers on this, so it puts me in a bad position since we're past the 6 month mark. So, I'm looking at a 6 month fee, I'll talk to the guys about the partial certificate. I'll also talk to Mr. Magner because he gave you a waiver with a specific intent, so I'm left with little to move around with on this one.

Conway: I will just pass the fee to the contractor.

Moermond: however you do business. I'm trying to give you a day, and I'll cut you in half. By the time it hits Council it will be 9 months into a billable year. You're $\frac{3}{4}$ through the year so I regularly don't do that. I would like to talk to Mr. Magner about this. I don't know what your communication with your contractor was on this, why they haven't finished? What are the prospects of them getting done in a couple weeks?

Conway: they were going to be done months ago, I don't even know what the actual issue is with the warm air. There's been an inspector in and out several times. They said they want a different ventilation system in the gym, I didn't know there was three. I can just pay the fee.

Moermond: I really do want to know, I'm figuring this out on the fly right now, I really think I need to hear from Steve Magner about his information on the waiver and the partial certificate, those two things are important. If you can get the permit closed by the end of February, there will be a reduction. What that will be is yet to be determined. You might benefit to talking to the inspector Chris Wiskur and James Lichtblau.

Yannarely: says here they met with Metro in October, so that was a while ago.

Referred to the City Council due back on 3/18/2020

- 3 RLH TA 20-90** Ratifying the Appealed Special Tax Assessment for property at 1816 MINNEHAHA AVENUE EAST. (File No. VB2006, Assessment No. 208805)

Sponsors: Prince

Approve the assessment, make payable over 5 years.

No one appeared

Moermond: owner is just asking for payments to be spread over 5 years. Ms. Vang, you talked to him about this?

Vang: yes, he sent an email asking for that.

Referred to the City Council due back on 3/18/2020

- 4 RLH TA 20-109** Ratifying the Appealed Special Tax Assessment for property at 631 WESTERN AVENUE NORTH. (File No. VB2006, Assessment No.

208805)

Sponsors: Thao

No one appeared. Approve the assessment.

No one appeared

Supervisor Joe Yannarely: this seems to be a no brainer. Category 2 Vacant Building, opened October 12, 2017. Code compliance inspection was completed July last year. Open building and electrical permits. Fair amount of cleanup here consistently. Cost of \$2,284 total assessment.

Moermond: recommend approval.

Referred to the City Council due back on 3/18/2020

10:00 a.m. Hearings

- 5 **RLH TA 20-64** Ratifying the Appealed Special Tax Assessment for property at 971 BEECH STREET. (File No. J2010A, Assessment No. 208509)

Sponsors: Prince

Approve the assessment.

Abby Finger, owner, appeared

Moermond: this is a proposed assessment for a property cleanup. Are you an owner occupant or manager?

Finger: I don't live there, I own and manage it.

Staff report by Supervisor Joe Yannarely: this was a Summary Abatement Order sent October 10, removing cabinets, scrap wood, carboard, trash bags from property by garage, date of orders October 10, 2019, compliance date of October 17, rechecked on October 18, work was done October 21, 2019. Cost of \$322, service charge of \$157 for a total assessment of \$506.

[video shown]

Moermond: video looks the same as the photos, they're all consistent.

Finger: this is back with my challenges with Aspen and the City Inspector. I called Aspen to remove that stuff July 17, I called again September 9, I talked to the hauler in August when they were there they said they would come back the next day. I thought it had already been done. Inspector Thomas came out on October 17, he saw the trash, I told him I would call Aspen again that day, which I did and he said he would put a note in the record. He said he would send me mail, I didn't get it or the first Summary abatement on October 10. I didn't know until I was paying something else that there was a \$500 fee.

Yannarely: Thomas has nothing to do with this.

Moermond: it was a random C of O inspection. You didn't get this? Isn't this your

address? It was sent to you and the occupant.

Finger: yes, it is my address. I'm expecting with this trash service that if they say they were going to pick it up they would do it.

Yannarely: how did you know it was there if you didn't get the summary abatement order?

Finger: I knew the cabinets were there. I'd been calling Aspen.

Moermond: here is where I'm stuck. The City sent a letter, I'm hearing you say you didn't get it, they are saying there's no returned mail, you're saying you knew the stuff was there. The garage looks like its in disrepair. The stuff beside it looks terrible. It is your responsibility to pick up the piles. I'm struggling with you saying you didn't get the notice.

Finger: I have no idea, I got the notice of this hearing. I'm not saying you didn't send it, I believe it got sent, I just didn't see it. I had removed other cabinets and things from there. They weren't the same cabinets, I've taken out a lot of trash and made a lot of trips to the dump. I didn't want it there. I had Aspen telling me they were picking it up. When I'm there the 17th and I see its still there.

Moermond: which was actually your deadline to have it done, and the crew didn't show up until the 24th. Thomas may have put a pin in it for you, I also look at this and say that Aspen doesn't have a responsibility to pick up the wet carboard next to the garage. That's not a bulky item. Junk attracts junk.

Yannarely: there is a notation by the inspector October 18, he said I called Aspen waste and there is nothing scheduled for item pickup at this property. That could be in Thomas telling Stefan that. That's in Stamp on October 18.

Moermond: lets print that page for Ms. Finger. If you had a work order with them, they weren't sharing that with the city. What kind of history here?

Yannarely: August 27, 2018 there was a garbage order. So, a year earlier. And one a year earlier.

Mai Vang: there's one today.

Finger: I bought the property in 2018, that was when the person next door moved their stuff into my backyard.

Leanna Shaff: I put in orders on the garage today.

Finger: it is getting painted and re-sided in the spring.

Moermond: I look at this and think two things, I have the letter going out, you saying you don't have hands on it, you were aware of the situation existing for a long period of time, you talked to the inspector, you say you talked to Aspen about it. When I look at the picture, they don't appear to be organized for a furniture pickup. There are random items, this is not organized in a way I'd expect any hauler to come pickup my one bulky item. Its been this way for a while, I don't know what's inside the garage, but if you're not sorting it out putting it in the garage would solve it too.

Finger: and that's what I would have done if Aspen hadn't told me they were coming to pick it up.

Moermond: you're a property owner and have a responsibility for managing your stuff. I hear your neighbor dumped it there.

Finger: the cabinets are mine. The drawers. The black plastic bag I would have put in the trash.

Moermond: I honestly think the responsibility comes back to you to maintain the property. I wouldn't want to be the neighbor having to look at this.

Finger: me either.

Moermond: but you didn't do quality control on this, you're not maintaining the property. The very code that gets this cleaned up is the nuisance abatement code.

Finger: I don't disagree with you. I really don't.

Moermond: I would talk to Aspen about it. If you have phone records, I would bring that to their attention, if you're having trouble talking to them talk to Chris Swanson.

Finger: when I called them today the last work order was from September 9 to pickup cabinets.

Moermond: and if they didn't do it, and it went into October, its on you.

Finger: I wasn't back there until the 17th.

Moermond: six weeks later?

Finger: yes. Usually my tenants tell me if its not picked up. It is not like I go there every day. So when it was still there I called again. If I knew then it was the deadline for my Summary Abatement, I would have moved it.

Moermond: sorry I don't have a better outcome for you today. I can make it payable over a couple years if that helps.

Finger: I'm going to talk to Chris Swanson, having to pay \$500 is a lot.

Moermond: Council looks at it March 4, 2020. I can make it payable if you want to hedge your bets. I'm sorry I don't have better news for you today.

Referred to the City Council due back on 3/4/2020

- 6 RLH TA 20-84** Ratifying the Appealed Special Tax Assessment for property at 980 KENNARD STREET. (File No. J2006E, Assessment No. 208305)

Sponsors: Yang

No one appeared. Approve the assessment.

Referred to the City Council due back on 3/18/2020

- 7 RLH TA 20-42** Ratifying the Appealed Special Tax Assessment for property at 900

PAYNE AVENUE/644 YORK AVENUE. (File No. CRT2005, Assessment No. 208204)

Sponsors: Yang

No one appeared. Approve the assessment.

Referred to the City Council due back on 2/19/2020

- 8 **RLH TA 20-32** Ratifying the Appealed Special Tax Assessment for property at 711 SIMS AVENUE. (File No. VB2005, Assessment No. 208804)

Sponsors: Yang

No one appeared. Approve the assessment.

Referred to the City Council due back on 2/19/2020

- 9 **RLH TA 20-95** Ratifying the Appealed Special Tax Assessment for property at 132 STEVENS STREET EAST. (File No. J2005P, Assessment No. 208404)

Sponsors: Noecker

Delete the assessment. Graffiti on public right of way.

Referred to the City Council due back on 3/18/2020

- 10 **RLH TA 20-82** Ratifying the Appealed Special Tax Assessment for property at 823 THIRD STREET EAST. (File No. J2002V, Assessment No. 208001)

Sponsors: Prince

No one appeared. Approve the assessment.

Referred to the City Council due back on 3/18/2020

Special Tax Assessments-ROLLS

- 11 **RLH AR 20-34** Ratifying the assessments for Collection of Vacant Building Registration fees billed during May 20 to September 16, 2019. (File No. VB2006, Assessment No. 208805)

Sponsors: Brendmoen

Referred to the City Council due back on 3/18/2020

- than **RLH AR 20-35** Ratifying the assessments for Securing and/or Emergency Boarding
k12 services during October 2019. (File No. J2006B, Assessment No. 208105)

Sponsors: Brendmoen

Referred to the City Council due back on 3/18/2020

- 13 RLH AR 20-36** Ratifying the assessments for Curb Cut Removal and Blvd Restoration after Demolition from October 2019 at 610 St Albans St N (C.D.B.G. Funds). (File No. J2005C, Assessment No. 202004)
Sponsors: Brendmoen
Referred to the City Council due back on 3/18/2020
- 14 RLH AR 20-37** Ratifying the assessments for Re-Slope and Re-Seed Vacant Lot from October 2019 at 642 Charles Ave. (File No. J2006C, Assessment No. 202005)
Sponsors: Brendmoen
Referred to the City Council due back on 3/18/2020
- 15 RLH AR 20-38** Ratifying the assessments for Collection of Fire Certificate of Occupancy fees billed during August 27 to September 16, 2019. (File No. CRT2006, Assessment No. 208205)
Sponsors: Brendmoen
Referred to the City Council due back on 3/18/2020
- 16 RLH AR 20-39** Ratifying the assessments for Excessive Use of Inspection or Abatement services billed during August 22 to September 19, 2019. (File No. J2006E, Assessment No. 208305)
Sponsors: Brendmoen
Referred to the City Council due back on 3/18/2020
- 17 RLH AR 20-40** Ratifying the assessments for Towing of Abandoned Vehicle(s) services during April to August 2019. (File No. J2002V, Assessment No. 208001)
Sponsors: Brendmoen
Referred to the City Council due back on 3/18/2020
- 18 RLH AR 20-41** Ratifying the assessments for Graffiti Removal services during October 28 to November 18, 2019. (File No. J2005P, Assessment No. 208404)
Sponsors: Brendmoen
Referred to the City Council due back on 3/18/2020

1:30 p.m. Hearings

Fire Certificates of Occupancy

- 19 RLH FCO
19-118** Appeal of Stephen Mann, Mann Theatres, to a Reinspection Fire Certificate of Occupancy With Deficiencies at 760 CLEVELAND

AVENUE SOUTH.

Sponsors: Tolbert

Grant an extension to June 15, 2020 to comply with Fire sprinkler orders.

Michael Mann appeared
Stephen Mann appeared
Michelle Mann appeared

Moermond: between the last time we talked and today the intention was you'd meet onsite with your contractor and City staff, my understanding is Mr. Perucca and Ryan Struckmann were out there.

Supervisor AJ Neis: he's the fire alarm/protection specialist.

Moermond: after the Mann's had left the hearing last time, you and Mr. Perucca had additional information and I wanted to make sure if it wasn't communicated at the time of the meeting that it was communicated now. Can you read that into the record today?

Neis: we had realized that the orders for the fire alarm system, it was under the impression that this was a fresh order, but this order was quite longstanding, something issued a few years back by Fire Inspector Kris Skow-Fiske who is no longer with the City. This isn't something that was new or was unaware of by the City, nor the Mann's. You were cited for this several years ago.

Stephen Mann: this was between our manager and the City, it never hit my office, and we don't have the same supervisor that we had at that time either, so it didn't get communicated to the owners, I think that's where the confusion is. This was back in October 2016?

Neis: this started October 2013, not 2016.

Moermond: The minutes from the last hearing state: since the C of O process has been going on for years, I was able to speak to the original inspector, Kris Skow-Fiske, who tried to recall her memory. It appears she first called out the fire alarm system, the need for it, back in October 2016. At that time, she does recall that residential smoke detectors may have been in place, but given the size of the theater and the occupant load, she realized that they were now required to have a commercial system since it was over a 300 occupant load. Those are similar conditions on both theaters. She was aware that they had applied for the grant through the City to make repairs and had believed that the fire alarm system was part of that. She believed that the existing alarms, which may have been installed in the early 2000's, but she did call out the need for a commercial system. Since that time, she has left the City, but in follow up with Inspector Imbertson, he did do a complete walk through and looking at his notes from June of 2016. He said: made full walk through, due to the length of inspection it had been ongoing. Discussed alarm system requirements. They seem to understand and stated they will immediately look into getting bids and requested a time frame for compliance. He goes on to say that they insisted this was the first time they heard about this, apparently it wasn't passed along from the company ownership. Since then they have had changeover in maintenance people. He also says we had previously been holding off on this inspection due to upcoming renovation, but when renovations finally occurred it was only cosmetic plus repairs to exterior walls, the alarm system was not included in this scope of work, as they earlier stated they were not aware of the requirement. So now you're saying 2013 not 2016?

Neis: the records state November 2013 when the process started, but those orders didn't have the fire alarm system on there. There had been multiple letters in the first 3 years prior to the fire alarm being ordered. It wasn't 2016, inspection process started in 2013.

Moermond: I wanted to make sure that that part of the record was said out loud in front of you. Its simply a yes, that went back further, simply doing the housekeeping. Mr. Neis you weren't at the meeting onsite, but I assume you have a summary?

Neis: Jim and Ryan forwarded over a report of what they would accept from Collins Electric, and basically this was the proposed system that would be acceptable. I don't know if they have quotes or bids.

Stephen Mann: yes, we have quotes.

Neis: So this is the approved plan the City is willing to accept. I just sent an email from Jim to you.

Stephen Mann: these are the blueprints sent to Collins.

Michael Mann: they layered in the different areas and specified what needed to go where, they were done in collaboration with Mr. Perucca and Mr. Struckmann. There were two items added late last week at the request of Perucca and Struckmann. I was expecting him to be here, since he did have questions last week, and we got that taken care of.

Moermond: I know he'd be here if he could be, in a perfect world. So these plans are approved by Perucca. What kind of timing and money are you at practically speaking?

Michael Mann: we did receive and review a proposal, we feel confident moving forward. I spoke with Jake at Collins this morning, in terms of timing they are very busy, they're about 8 weeks out to get it started.

Moermond: and once its started how long to execute?

Michael: we didn't talk that through yet. I would expect a couple weeks.

Stephen Mann: the age of the building, doing what is proposed, its going through plaster, but we were very impressed with Collins and he really grabbed it by the horns. It was more money than we wanted to spend, but we've had a lot of cooperation with the City and we're ready to move forward and put it behind us.

Neis: with the age, they say a couple weeks, giving some additional time not knowing what they'll find, plus short staffed on inspections.

Michael Mann: our intention was to get in touch with Collins after this meeting to make a date and then we can get more specifics.

Stephen Mann: would the City want to know when we begin?

Neis: these are the approved plans, then Collins would send those to Ryan Struckmann for one final review, he's typically three weeks out on those, and then we should be okay on that timeframe.

Michael Mann: we do have record of him weighing in, so we are unsure where he takes it from there, but he has weighed in.

Moermond: in a perfect world with things going smoothly, it would be done May 1. But I'd like to push it out to June 1, so we have an achievable time and we don't have to talk about extensions.

Neis: and its two buildings.

Moermond: I'm comfortable pushing to June 15. We'll put that on both of them.

Referred to the City Council due back on 2/19/2020

**20 RLH FCO
19-119**

Appeal of Stephen Mann, Mann Theatres, to a Reinspection Fire Certificate of Occupancy With Deficiencies at 1830 GRAND AVENUE.

Sponsors: Tolbert

Grant an extension to June 15, 2020 to comply with Fire sprinkler orders.

*Michael Mann appeared
Stephen Mann appeared
Michelle Mann appeared*

Moermond: between the last time we talked and today the intention was you'd meet onsite with your contractor and City staff, my understanding is Mr. Perucca and Ryan Struckmann were out there.

Supervisor AJ Neis: he's the fire alarm/protection specialist.

Moermond: after the Mann's had left the hearing last time, you and Mr. Perucca had additional information and I wanted to make sure if it wasn't communicated at the time of the meeting that it was communicated now. Can you read that into the record today?

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theaters. She was aware that they had applied for the grant through the City to make repairs and had believed that the fire alarm system was part of that. She believed that the existing alarms, which may have been installed in the early 2000's, but she did call out the need for a commercial system. Since that time, she has left the City, but in follow up with Inspector Imbertson, he did do a complete walk through and looking at his notes from June of 2016. He said: made full walk through, due to the length of inspection it had been ongoing. Discussed alarm system requirements. They seem to understand and stated they will immediately look into getting bids and requested a time frame for compliance. He goes on to say that they insisted this was the first time they heard about this, apparently it wasn't passed along from the company ownership. Since then they have had changeover in maintenance people. He also says we had previously been holding off on this inspection due to upcoming renovation, but when renovations finally occurred it was only cosmetic plus repairs to exterior walls, the alarm system was not included in this scope of work, as they earlier stated they were not aware of the requirement. So now you're saying 2013 not 2016?

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Moermond: I'm comfortable pushing to June 15. We'll put that on both of them.

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2:30 p.m. Hearings

Vacant Building Registrations

- 21 [RLH VBR 20-7](#) Appeal of Stephanie Eichman, HomePrice, Inc., to a Vacant Building Registration Renewal Notice at 1809 NEBRASKA AVENUE EAST.

Sponsors: Yang

Appeal withdrawn by appellant. VB file closed.

No one appeared

Mai Vang: Rich Singerhouse said everything was approved so they're closing the vacant building file.

Moermond: so its been withdrawn.

Withdrawn

Other

2:45 p.m. Hearings

22 RLH TA 20-46 Ratifying the Appealed Special Tax Assessment for property at 876
LAWSON AVENUE EAST (File No. J2001E1, Assessment No. 208308)

Sponsors: Yang

Continue PH to August 12, 2020, if no same or similar, delete the assessment, otherwise make payable over 5 years.

Krisandra Jenkins, sister, appeared

Nathanael Jenkins, owner, appeared.

Sara House, partner of Nathanael and occupant, appeared

Moermond: there's a lot going at the property. We can talk about them and come to some resolution. There is a lot going on, some I can work on and move things forward, what I'm aware of today that I can talk about is I have five assessments hanging out there for different kinds of things, just shy of \$1,000, and I know Mr. Westenhofer has condemned and ordered the house vacated and put some dates on that, we can talk about what that's about. You also haven't paid your property taxes in a while, and its scheduled to forfeit in 2021, I wanted to have that conversation out loud. I can give information but have no authority over that. Its state of Minnesota law administered by Ramsey County.

K Jenkins: he sets up the payment plan with you?

Moermond: no, it would be with Ramsey County. As I understand it the house is owned free and clear, the lien is just the taxes. Plus, the money we're talking about today. I'd like to start with talking about the vacate order.

Supervisor Sean Westenhofer: We made a decision to condemn the property back this past Friday, January 31. On the report from the police, they came to the house for a complaint, was over occupied and had unsanitary conditions. They took out drugs and weapons from the property. We knew there was multiple individuals at the property. Prior to that there was over 10 people in the house when we visited. We know he's trying to help people that don't have a place to go, he does live in a residential neighborhood that doesn't allow that, and its over occupied. On the 31st, his sister and girlfriend Sara was there. Mr. Jenkins was in the hospital. Maybe one or two other people, but not the other people we've seen in the past. Sister said they kicked everyone out and their stuff would be leaving. I contacted Lauren Lightener with House Calls, as well as the Fire Department to install smokes and carbons. We made it happen yesterday, they installed and replaced all carbons and smoke detectors. Lauren was out there, we have a dumpster coming tomorrow morning or afternoon, depending on permit. They also have kept people away, there hasn't been the multiple personnel at the house since his sister has been involved. Mr. Jenkins was there yesterday, we did a managers tag and tow for the car in the driveway. He didn't want to do it with the trailer, he was going to push it into the street and parking enforcement would come back. He offered to do it, we didn't have to ask him. We would be able to lift the condemnation based on the life safety issues taken care of, and the overoccupancy and rooming issues.

Moermond: when you wrote there was a number of things that were life safety, the big ones were more than four unrelated adults, more people that can be handled square footage-wise, the smokes and carbons. You feel like those are under control right now. There's still an order to address the other problems, standard practice would be you'd send a fresh letter lifting the condemnation, and then the outstanding orders.

Westenhofer: yes, there would be two letters. I don't know the conversation Ms. Lightner had with you, her concern yesterday was just the dumpster. If you needed her to discuss home repairs, that would be something you'd have to contact her about.

House: she already sent his case manager out right before we came here. We already met with him and he is going back and talking with her and figuring out the best approach. The dumpster is supposed to be there between 9 am and 5 pm today.

Moermond: do you want us to copy your case manager on the record from here?

K. Jenkins: I don't know how much he helps, you don't have to add him right now. I heard he's been called multiple times by my brother and never came out.

Moermond: right, but at the same time its easier for us to include him and make sure he knows so he can't say he didn't know. I guess I'd like to know who this person is?

N. Jenkins: I don't remember his name.

Westenhofer: I can talk to Lauren, she should know.

N. Jenkins: the 3 previous people did absolutely nothing the whole time.

Moermond: well we're here now and what I'm hearing is you can stay in there. I'm hearing it didn't get closed down and kicked out instantly, which was on the menu. He didn't do that. That's positive. There's some repairs that need to be done, and I don't know what your skill level is in getting it done, if you need assistance. Have you looked at what those are and your ability to deal with it? Broken cabinets in the master bathroom.

N. Jenkins: I have friends that will help.

Moermond: if you need help, I want to identify some programs that may do that. Lauren might have contacts for that. You are able to do number 7, the deadbolt lock on the bedroom door.

Westenhofer: that's on the master, when we first walked in and we talked about it. He said he does that to keep people out, but there were other people in there. The deadbolt period, it requires special knowledge for the people in there, if they don't know its there or how to operate it in an emergency, it's a serious safety concern. Same goes for rescue personnel. Hasp Locks and deadbolts aren't allowed on a bedroom door.

Moermond: that's why its nice to have your girlfriend and sister living there, people you trust. This is a big safety concern. There needs to be two ways out, through the window, and through the door and out. You've compromised that with the deadbolt. Lets talk about the interior repairs, what do you think is reasonable on that?

Westenhofer: lets start with a 30 day and check in and see what you've got knocked down and done. Tightening down on security and focusing on repairing the house. 30 days isn't unrealistic. But I do know that sometimes 30 days isn't enough, but we'll start with that and you need to make progress. That will get you back where you don't want to be if you aren't. If we're making progress and the hiccup is money or filling out an application or a permit, that I can understand. I can help you channel where to go and who to talk to, however we can't tell you who to go with company-wise. If it needs a

permit, you need to pull one. The exterior, once the dumpster is there, you go full tilt and fill it with everything you can. Its not just for throwing away things you don't want. Its to get the house and garage cleaned out and you need to call when its full. It doesn't just disappear. The exterior things I saw, it's a house that was brought in and sat on a foundation, so you have these facades around the outside, which are falling down. You have the registers going around that are missing. Screens, replace or repair them. Garage door looks buckled to me.

N. Jenkins: they tried to break into the garage.

Westenhofer: those are the outside things we see, plus the trash, which the dumpster will help.

Moermond: so June 1 for exterior items. March 9, 2020 for the interior items.

Westenhofer: I agree.

Moermond: does knowing he's coming help you get it done?

N. Jenkins: he's done more than any one else, especially with my mental health and TBI. You've done more than the people that are supposed to help.

K. Jenkins: I think Sean's presence and knowing he may come helps Nate not let people in. That's what happened last week, they'd come and say they were getting a bag and then tell the police they lived there, when I just let them in to get the bag.

N. Jenkins: we had a brother with the trespass order. He's a big part of the problem.

K. Jenkins: right now he's currently out.

Moermond: did you all change the outside locks?

K. Jenkins: I did and someone kicked the door in.

Westenhofer: I don't physically know about the TRO with the brother. I can find out. I'm not sure if officer Hanson or Lego know about it. They weren't here today, we'll see if we cant get some traction on that.

N. Jenkins: I will reissue it if I have to. It was within the last year.

K. Jenkins: the police said he could just do a general trespass order. They come in the middle of the night. I have 3 minor kids there now. They are climbing through the windows.

Moermond: have you filled out forms to do that restraining order that would keep everyone out?

K. Jenkins: no, I don't know where he does that at?

Westenhofer: the report from Jan 30 from the police I'd like to submit. It was their report from their encounter. We're dealing with the police on some verbiage in there. We never told them they couldn't arrest or do their jobs.

K. Jenkins: the police kicked me and my kids out and left all these people in the

house. It was very disappointing.

N. Jenkins: I had called, and we had the sheriff give me a call back and he basically passed the buck, like they couldn't come out a second time. Legally it seemed wrong. The trespass order is already done. And then they kicked out people that live in the property.

K. Jenkins: when I called Thursday, I called six times and asked them to remove people. I was being threatened with bear mace and knives because they didn't want to leave. They told me they wouldn't come out because the house is such a problem. We were trapped in there. Friday when they came back it was the same officer Thursday night who told me he was the one who said he wouldn't come out here.

Moermond: the outside doors, you replaced the locks, the door got kicked in. What's going on since then?

K. Jenkins: they kicked the door in and came in through the window. I went to Menards and they said we have to replace the whole door. I put sticks in all the windows, since the locks don't work. We were told to do that.

Moermond: the sticks are not a concern?

Westenhofer: my theory is if they are adults, they know how to take it out. I would say the deadbolt and window locks should all be replaced in the next 7 days. I'll check with Lauren for someone who can help. The only thing we could do on our end would cause more tax issues for you guys, the company we use would do it.

Moermond: how have the last couple days been?

N. Jenkins: quiet.

Moermond: Sean will reach out to Lauren, let me know if there's anything I can do to expedite to help make sure the doors and windows get taken care of. That has to be top of the list. You need to be safe in your person while you're there. That's my biggest concern, really.

K. Jenkins: my kids don't even want to be there right now, if I am not there and don't show up every day it's a problem. If its not safe I can't leave my kids there. It is definitely an emergency.

Moermond: when you've talked to me before you've been forthcoming about your mental health diagnosis and TBI and some physical issues. Sean coming by is helpful, your sister being there probably has the same effect. When I spoke to you before you were so adamant about helping people, but they were bringing things in that were dangerous. I am wondering if you have a plan moving forward that keeps yourself safe?

N. Jenkins: I gave people some time to stay, but if they can't help themselves, if you can't do it on your own I can't help, I'm not in a good way. You'll have people with mental health issues coming back. Some people are just mean and have a dirty side. A lot people have respect when I say I can't help them. It is what it is.

Moermond: I want to do what I can to help you keep that clear vision about what will keep you safe in your own home. Also, I'm concerned that because of what you've described you are somewhat vulnerable to being taken advantage of. How do we keep that with a clear sight?

K. Jenkins: his sister.

Moermond: ok, so between Krisandra and Sara.

Westenhofer: I think a couple things that have helped is that when we first came there was a tall skinny lady with glasses, she was worried about him too. At the point we have come by so many times, your sister is involved, Sara is involved, plus your hospital stay has helped you get a little organized. We worry about you regressing when one of them isn't around, or do you keep moving forward with your life. Not worrying about the outside. You can't go back to your ways of letting people take advantage of you. What makes you vulnerable adult is how they treated you. Its why we're here today, the taxes, the condemnation, the summary abatements, the vehicle abatements. We address what's there while we're there. When we talked to you last year about all the people in your house, that's what we mean. We just want to help you in way that might help you keep that mental focus.

Moermond: you seem more clear even than it was the last time we spoke.

N. Jenkins: I am.

Mermond: your medical stuff is outside what I can do, but that's something your case manager can help with? Did you talk with him before you came here about that?

House: his medical is back up and running. Its squared away right now. It is all running.

K. Jenkins: I'm not sure who the new case manger is. That's what case management is. I'm not sure why they're not visiting regularly. Sara is great, but she could leave him tomorrow, she's not responsible for him.

Moermond: ok, you're squared away right now. You have the ability to refill prescriptoins. Do you have follow up medical appointment from your hospital stay?

N. Jenkins: yes. That's what the problem with the case worker.

House: I'm trying to remember the medical and house stuff.

Moermond: we've got a couple dates for the work to be done. Lauren Lightner can help find someone to do the work on an emergency basis. In between now and March 9 deadline, it sounds like it would benefit from people dropping in.

Westenhofer: we need to change the officer's perspective on dealing with him, and go drop by and meet with him. Its been made clear is yes you have people watching and the police concern that they think he is vulnerable and being taken advantage of. I think what they're hoping that at some point with DSI we can somehow intervene and correct the issue or it will be a vacant building so its not their concern.

Moermond: is it possible for you to work with Chris Hanson or Ben Lego to do a proactive visit to talk with this family here about things they can do to keep the house stabilized? It seems like there needs to be a relationship established there. They can do proactive visits.

Westenhofer: yes, they would do that. If we sat down and talked to all 3 of them, with

the 3 of us, and go over before, now and future. If you don't tie it all in, you can't understand what Nate was going through. You and Sara being there goes a long way to proving to the cops that we're serious and we want Nate to stay on the narrow. We truly need your help. I think that will go along way.

Mermond: do you think you can do that this week?

Westenhofer: yes, I believe so.

Moermond: they can help with the stayaway and trespass orders, they work with them. You're in deep, they have seen 25 or 100 cases similar to yours and will have ideas and can be a good friend or a bad enemy. Someone's calling, if its not you it will be the neighbor, and if it's the neighbor you can bet its on the fast track to getting the house emptied.

Westenhofer: if those people aren't in the house, we also don't want them creating the same issue elsewhere. That's kind of where this is at right now.

N. Jenkins: some of these people are on a mission to get in trouble. I have rules about touching my neighbor. I've met a lot of resistance from the police to keep certain people away.

Westenhofer: there are laws and ordinances the police have to follow. If you allow a person to stay in your home, you've taken responsibility for them. You have to go through the legal avenue of getting them out. That could be some of what you're dealing with.

Moermond: you three should sit down and coordinate a time with Mr. Westenhofer. Ok next up is taxes. You picked up the house in 2017 and paid cash, and I just had Ms. Vang pull some tax information, right now taxes from 2017 to 2019 total \$7,620. I have here new assessments that I had Ms. Vang pull up and one page is certified and one page is pending. Right now, there's \$2,361. That would be on top of your regular property tax bill. That is putting you north of \$10,000 that you need to do a payment plan on. Going on a plan with the County to catch up taxes, its called a confession of judgement. You're agreeing you owe this money and enter into a plan to pay it off. They charge a low interest rate on it. You have a house worth say, \$140,000. For 1/14 of the value you may lose the whole thing. It is super important that not paying a bill that's \$10,000 or \$11,000, you may lose it all, you have to look at it as that. You need to start talking to Ramsey County about a payment plan. You've got some time to sort it out. The spring tax bill isn't due for a couple of months. Find out what your options are and what you can do. Sometimes people can't stay in their house, but if that happens to you, I want it to be you can walk away with \$125,000 by selling the house and paying the taxes and spend it on new housing. I would guard against receiving one large cash payment. You can work with an attorney to set things up to get monthly amounts of money. If you go rental, you should do that, so you won't lose your wealth, and it wont blow your other public assistance. I want you to know if things head south, just remember there are more options. You may want to look at getting an attorney, you probably qualify income wise to work with SMRLS. I have seen them work on real estate issues.

N. Jenkins: for years I've been fighting about the social security thing and asking for help for years. Since 2006.

Moermond: ok, so there's some work that still needs to be done there. You have

options in your house, to talk to real estate people. I'm going to give you the assessments we know that are going to go on top of your property taxes. That's moving towards 2021. We have several of them, and last time we were here we talked about the refrigerator in the yard and we looked at the order to move it. Right when we were finishing it, we had to move fast because you guys needed to leave, so we held off on a decision on that. Where I'm at with that is for that particular one, you owe for the refrigerator being moved off your property. I see you're in a tax pickle, and I can make it payable over 5 years, so after the Council decides it, you would get an invoice for 1/5th of that amount. Then, the next ones come forward, so it's a small bite compared to the big thing. The other assessments I'll have Sean walk through, we have a vehicle, some garbage, some excessive consumption. Are you using your garbage cart?

N. Jenkins: yes.

Moermond: is it filled to the top every week?

N. Jenkins: yes.

Moermond: so you need the large 96 gallon you have.

N. Jenkins: without all the people it makes it a lot easier as well. Part of it is my brother has been a big negative and never helped with bills or anything and I am cutting him out.

Moermond: there are sometimes points in our lives where we say that for right now, I can't have that person in my life. Bringing that back to the garbage bill, sounds like he's had garbage and wasn't taking care of it. For you guys and your family and kids, do you need the 96 gallons?

N. Jenkins: yes.

Moermond: so we have an unpaid bill, all this is when an unpaid bill the garbage company sends it to the City and say we couldn't collect the garbage that quarter, can you put it on the taxes. You have one hanging out for the third quarter of 2019, so I'm inclined to say you owe it and we'll make it payable over 5 years.

K. Jenkins: so they put it on the taxes, but who has been paying the bill since September and October?

Moermond: that's a good question.

Westenhofer: you might get more of these.

K. Jenkins: oh, ok.

N. Jenkins: the people that are present in my life now, they're actually going to help me with a lot of these bills, it will be a lot more smooth. Its just disappointing you can't count on people you should be able to.

Moermond: I had staff at the City in Public Works who do garbage hauling and asked them to look into your bill, and they reached out to the hauler for your area, which is Advanced. They told the City that this property has made one payment since the start of the program, that was October 17, 2018. That was the first bill that was sent out for

the new service. Sounds like you paid that, but then last year none of the bills got paid. They're coming forward one by one, they'll all be about \$117. There will be four of those. Two are already on your taxes, two are coming up now. Unlike the previous kind, I can't divide over time.

N. Jenkins: it was also such a problem, because as much as I put signs up about which was recycling and which was garbage, they lacked the common sense to put the right stuff in the right bins. So then recycling didn't get picked up, which allowed it to stack up. I couldn't keep my own brother doing it correctly. I don't blame them for not picking it up, it was obviously not recycling.

Moermond: three times a year with the large can like you have, you can call up Advanced and they will pick up a bulky item. They will not take carpeting unless its less than five feet. That will help if you don't get everything in the dumpster. Call them up and tell them next week you'll be putting out a couch. You get three free items. We'll give you a brochure.

House: He would get extra charges for all of the trash around the can. We have two trash cans it still wasn't enough.

Moermond: do you have a garage you can put it in?

Westenhofer: the problem with the garage is the people were shoving stuff in there.

House: we had \$46 extra dollars on one bill because of extra bags.

Moermond: when people see garbage or junk piled up, it attracts more junk. It is a magnet for more.

Westenhofer: we see this all the time. And unfortunately, when they know you have a dumpster or you're "the house" at that point, you have carts that show up randomly, couches, tv, its ungodly sometimes.

N. Jenkins: I deal with it all the time, it's a huge problem. If I'm able to put a camera out towards the garages and we could get plates, can we do something?

Westenhofer: there's a littering law. But you have to prove they did it, and can show the police, that works. Even if you just get a plate number, they'll run that too

Moermond: right now we have a vehicle abatement, it got towed from your property and the City wants to charge you for that. That was from last August.

N. Jenkins: isn't it the owner of the car's responsibility?

Moermond: if its on the street it is, if its on your property its all yours. It was a black truck, the front grill is torn off. It does have a plate in the back 521-WLK.

N. Jenkins: I don't know whose that is.

Moermond: we'll give you pictures. This is the vehicle that got towed off the property.

N. Jenkins: that's Steve's truck.

K. Jenkins: how long does he have before he can get a tag and tow to get it removed? Because this happens a lot.

Westenhofer: if you're having a problem with people dumping vehicles, during the day I can call parking enforcement officers for the FORCE unit and they will come right over. Just like he did yesterday. The catch is, you guys have to be there to sign, and you also have to be the ones who call. If its on the street, you don't have to worry about it, he can deal with it.

Moermond: it was supposed to be done by August 16, they went out on the 20th and it wasn't done, and that's when they towed it. It was \$512.

N. Jenkins: the gentleman responsible's name is Steve Peterson. He went to jail, left his dog at my house.

Mai Vang: it was sold for \$150. Service cost was \$77.75, fees were \$350, \$75 administration fee, \$122 and financing cost of \$35. So the total was \$507.75.

Moermond: The total is wrong on the worksheet. City sent a letter about the junk vehicle, you didn't get it off the property, the City came and towed it, because it was on your property it is your property's problem.

N. Jenkins: how do I get the man this bill then?

Moermond: small claim's court is where you end up with this. I'm guessing he doesn't have the money if he's still incarcerated. It sounds to me like you just had an experience where you helped him get a vehicle towed off the property?

Westenhofer: yes, the vehicle that was there for well over 2 weeks and the trailer that was in the street was put in the driveway. It doesn't belong to Mr. Jenkins. The police told him to get it out of here or it will get towed, so it got moved into the driveway. Yesterday I reached out to the parking enforcement officer and they told me they wanted it out of here today, but I knew without the manager's tag and tow it wouldn't exactly be out of there, they'd have to pay. So, I told them I'd call a parking enforcement officer and we'd do the managers tow, they don't have to pay anything, they just need to make a phone call. The PEO came out and had Mr. Jenkins sign and gave him the ticket to have it removed, moving forward if any vehicles don't belong on their property you should call the non-emergency line and they will send a PEO out. If its on the street it takes 3 days before it can be towed.

Moermond: if it happens again, now you know how to do that. You didn't have that information or the ability to deal with it last August. So we have a big bill. I don't think I can be flexible on this one, I have police costs and tow company costs and all of that. I think we'll make this payable over 5 years too. The other one I'm looking at is an excessive consumption for excessive inspections. It's a \$400 bill were looking at.

Westenhofer: we have an assessment for \$366, service charge of \$35, total assessment of \$401. There was a gold card returned by Mr. Jenkins. This was for excessive inspection service between March 22 and April 19, 2019. Original complaint was for a garbage and broken window, the summary abatement orders were sent March 28, 2019, compliance date of April 4, correction notice sent April 5, and compliance recheck on April 10, looked like the recheck dates they issued excessive consumption.

Moermond: so this was because there was more than 3 in a twelve month time period. Many more. And then if there's that many, DSI starts charging \$122 every time someone gets a complaint and you have to go out there.

Westenhofer: correct, and it also looks like there was excessive consumption here for

not having the work done or the garbage removed.

Moermond: so they want to charge for the wasted trip. I have the one you talked about for March 27 to April 19, then I have another one in front of me that has three violations in it, so that's three \$122 violations, plus a fee of \$157, so that's a \$401, and another one for one violation between July 23 and August 21, for \$122. So I'd like to take these two and say how do I turn this into a carrot for you to succeed. I can create a \$558 carrot here. If you can keep your nose clean for six months and not have the City taking care of your property for you, so you're shoveling snow, picking up garbage, mowing the lawn, you get an order you meet the deadlines. Are you onboard with trying that?

N. Jenkins: yeah. Could I have a summary of these previous vehicles and stuff like that? If there's a way to take them to small claims court and make them pay for the stuff they've done, you'd think that would be beneficial for me. There must be a ton of stuff.

Moermond: the vehicle would be the one that's a decent candidate to try and get money back. I don't know what the filing fee is.

K. Jenkins: you have to pay to file on him, that's \$75 a time.

Moermond: Mai Vang can send you an email with the orders attached, the pictures and the bill for the service and you can use that to attach to a claim. That's the evidence we can give you. I have no idea how it goes for you after that, but that would be all the documents the City has and we're happy to share them. We were talking about all those inspection fees, I want to make it that if you keep your nose clean for six months we can cut that down. Six months puts us in August, lets say August 12 Council will look at this again, and if things have been ok at the property in those six months, I'll recommend these get deleted. If they aren't, I'll recommend they get approved and divided over 5 years. If stuff happens just be on it.

Westenhofer: are you guys home tomorrow morning? Early? I have a 9 am on this side of town, but I'll get Officer Lego over between 7:30 and 8 and I can produce a list of names and numbers that would be helpful. But you have to keep the list and you can't lose it.

Moermond: we'll send paper copies and email to the email addresses you have.

K. Jenkins: my mother is his Power of Attorney, and she doesn't have any of these documents. Is there any way she can get mailed in Care of Nate a paper copy?

Moermond: we can copy her, we don't have her information though. But I can't let her be a decisionmaker on this. Mr. Jenkins is the only decisionmaker as far as I'm concerned, because I have not seen a Power of Attorney, empowering anyone else, including your mom, to make decisions about your property. But I don't have that right now, so I'm treating you like the only responsible person, and I'm happy to copy everybody else so they know what is going on, but you're the guy.

K. Jenkins: she pays his utility bills and things, so she needs to know. I believe her POA is over her house, she has authority to come in and tell people to leave.

Moermond: sure, and I trust that its out there, but until I see it, that's where we're at.

Referred to the City Council due back on 2/19/2020

23 RLH TA 20-65 Ratifying the Appealed Special Tax Assessment for property at 876 LAWSON AVENUE EAST. (File No. J2005E, Assessment No. 208304)

Sponsors: Yang

Continue PH to August 12, 2020, if no same or similar, delete the assessment, otherwise make payable over 2 years.

Krisandra Jenkins, sister, appeared

Nathanael Jenkins, owner, appeared.

Sara House, partner of Nathanael and occupant, appeared

Moermond: there's a lot going at the property. We can talk about them and come to some resolution. There is a lot going on, some I can work on and move things forward, what I'm aware of today that I can talk about is I have five assessments hanging out there for different kinds of things, just shy of \$1,000, and I know Mr. Westenhofer has condemned and ordered the house vacated and put some dates on that, we can talk about what that's about. You also haven't paid your property taxes in a while, and its scheduled to forfeit in 2021, I wanted to have that conversation out loud. I can give information but have no authority over that. Its state of Minnesota law administered by Ramsey County.

K Jenkins: he sets up the payment plan with you?

Moermond: no, it would be with Ramsey County. As I understand it the house is owned free and clear, the lien is just the taxes. Plus, the money we're talking about today. I'd like to start with talking about the vacate order.

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House: she already sent his case manager out right before we came here. We already met with him and he is going back and talking with her and figuring out the best approach. The dumpster is supposed to be there between 9 am and 5 pm today.

Moermond: do you want us to copy your case manager on the record from here?

K. Jenkins: I don't know how much he helps, you don't have to add him right now. I heard he's been called multiple times by my brother and never came out.

Moermond: right, but at the same time its easier for us to include him and make sure he knows so he can't say he didn't know. I guess I'd like to know who this person is?

N. Jenkins: I don't remember his name.

Westenhofer: I can talk to Lauren, she should know.

N. Jenkins: the 3 previous people did absolutely nothing the whole time.

Moermond: well we're here now and what I'm hearing is you can stay in there. I'm hearing it didn't get closed down and kicked out instantly, which was on the menu. He didn't do that. That's positive. There's some repairs that need to be done, and I don't know what your skill level is in getting it done, if you need assistance. Have you looked at what those are and your ability to deal with it? Broken cabinets in the master bathroom.

N. Jenkins: I have friends that will help.

Moermond: if you need help, I want to identify some programs that may do that. Lauren might have contacts for that. You are able to do number 7, the deadbolt lock on the bedroom door.

Westenhofer: that's on the master, when we first walked in and we talked about it. He said he does that to keep people out, but there were other people in there. The deadbolt period, it requires special knowledge for the people in there, if they don't know its there or how to operate it in an emergency, it's a serious safety concern. Same goes for rescue personnel. Hasp Locks and deadbolts aren't allowed on a bedroom door.

Moermond: that's why its nice to have your girlfriend and sister living there, people you trust. This is a big safety concern. There needs to be two ways out, through the window, and through the door and out. You've compromised that with the deadbolt. Lets talk about the interior repairs, what do you think is reasonable on that?

Westenhofer: lets start with a 30 day and check in and see what you've got knocked down and done. Tightening down on security and focusing on repairing the house. 30 days isn't unrealistic. But I do know that sometimes 30 days isn't enough, but we'll start with that and you need to make progress. That will get you back where you don't want to be if you aren't. If we're making progress and the hiccup is money or filling out an application or a permit, that I can understand. I can help you channel where to go and who to talk to, however we can't tell you who to go with company-wise. If it needs a

permit, you need to pull one. The exterior, once the dumpster is there, you go full tilt and fill it with everything you can. Its not just for throwing away things you don't want. Its to get the house and garage cleaned out and you need to call when its full. It doesn't just disappear. The exterior things I saw, it's a house that was brought in and sat on a foundation, so you have these facades around the outside, which are falling down. You have the registers going around that are missing. Screens, replace or repair them. Garage door looks buckled to me.

N. Jenkins: they tried to break into the garage.

Westenhofer: those are the outside things we see, plus the trash, which the dumpster will help.

Moermond: so June 1 for exterior items. March 9, 2020 for the interior items.

Westenhofer: I agree.

Moermond: does knowing he's coming help you get it done?

N. Jenkins: he's done more than any one else, especially with my mental health and TBI. You've done more than the people that are supposed to help.

K. Jenkins: I think Sean's presence and knowing he may come helps Nate not let people in. That's what happened last week, they'd come and say they were getting a bag and then tell the police they lived there, when I just let them in to get the bag.

N. Jenkins: we had a brother with the trespass order. He's a big part of the problem.

K. Jenkins: right now he's currently out.

Moermond: did you all change the outside locks?

K. Jenkins: I did and someone kicked the door in.

Westenhofer: I don't physically know about the TRO with the brother. I can find out. I'm not sure if officer Hanson or Lego know about it. They weren't here today, we'll see if we cant get some traction on that.

N. Jenkins: I will reissue it if I have to. It was within the last year.

K. Jenkins: the police said he could just do a general trespass order. They come in the middle of the night. I have 3 minor kids there now. They are climbing through the windows.

Moermond: have you filled out forms to do that restraining order that would keep everyone out?

K. Jenkins: no, I don't know where he does that at?

Westenhofer: the report from Jan 30 from the police I'd like to submit. It was their report from their encounter. We're dealing with the police on some verbiage in there. We never told them they couldn't arrest or do their jobs.

K. Jenkins: the police kicked me and my kids out and left all these people in the

house. It was very disappointing.

N. Jenkins: I had called, and we had the sheriff give me a call back and he basically passed the buck, like they couldn't come out a second time. Legally it seemed wrong. The trespass order is already done. And then they kicked out people that live in the property.

K. Jenkins: when I called Thursday, I called six times and asked them to remove people. I was being threatened with bear mace and knives because they didn't want to leave. They told me they wouldn't come out because the house is such a problem. We were trapped in there. Friday when they came back it was the same officer Thursday night who told me he was the one who said he wouldn't come out here.

Moermond: the outside doors, you replaced the locks, the door got kicked in. What's going on since then?

K. Jenkins: they kicked the door in and came in through the window. I went to Menards and they said we have to replace the whole door. I put sticks in all the windows, since the locks don't work. We were told to do that.

Moermond: the sticks are not a concern?

Westenhofer: my theory is if they are adults, they know how to take it out. I would say the deadbolt and window locks should all be replaced in the next 7 days. I'll check with Lauren for someone who can help. The only thing we could do on our end would cause more tax issues for you guys, the company we use would do it.

Moermond: how have the last couple days been?

N. Jenkins: quiet.

Moermond: Sean will reach out to Lauren, let me know if there's anything I can do to expedite to help make sure the doors and windows get taken care of. That has to be top of the list. You need to be safe in your person while you're there. That's my biggest concern, really.

K. Jenkins: my kids don't even want to be there right now, if I am not there and don't show up every day it's a problem. If its not safe I can't leave my kids there. It is definitely an emergency.

Moermond: when you've talked to me before you've been forthcoming about your mental health diagnosis and TBI and some physical issues. Sean coming by is helpful, your sister being there probably has the same effect. When I spoke to you before you were so adamant about helping people, but they were bringing things in that were dangerous. I am wondering if you have a plan moving forward that keeps yourself safe?

N. Jenkins: I gave people some time to stay, but if they can't help themselves, if you can't do it on your own I can't help, I'm not in a good way. You'll have people with mental health issues coming back. Some people are just mean and have a dirty side. A lot people have respect when I say I can't help them. It is what it is.

Moermond: I want to do what I can to help you keep that clear vision about what will keep you safe in your own home. Also, I'm concerned that because of what you've described you are somewhat vulnerable to being taken advantage of. How do we keep that with a clear sight?

K. Jenkins: his sister.

Moermond: ok, so between Krisandra and Sara.

Westenhofer: I think a couple things that have helped is that when we first came there was a tall skinny lady with glasses, she was worried about him too. At the point we have come by so many times, your sister is involved, Sara is involved, plus your hospital stay has helped you get a little organized. We worry about you regressing when one of them isn't around, or do you keep moving forward with your life. Not worrying about the outside. You can't go back to your ways of letting people take advantage of you. What makes you vulnerable adult is how they treated you. Its why we're here today, the taxes, the condemnation, the summary abatements, the vehicle abatements. We address what's there while we're there. When we talked to you last year about all the people in your house, that's what we mean. We just want to help you in way that might help you keep that mental focus.

Moermond: you seem more clear even than it was the last time we spoke.

N. Jenkins: I am.

Mermond: your medical stuff is outside what I can do, but that's something your case manager can help with? Did you talk with him before you came here about that?

House: his medical is back up and running. Its squared away right now. It is all running.

K. Jenkins: I'm not sure who the new case manger is. That's what case management is. I'm not sure why they're not visiting regularly. Sara is great, but she could leave him tomorrow, she's not responsible for him.

Moermond: ok, you're squared away right now. You have the ability to refill prescriptoins. Do you have follow up medical appointment from your hospital stay?

N. Jenkins: yes. That's what the problem with the case worker.

House: I'm trying to remember the medical and house stuff.

Moermond: we've got a couple dates for the work to be done. Lauren Lightner can help find someone to do the work on an emergency basis. In between now and March 9 deadline, it sounds like it would benefit from people dropping in.

Westenhofer: we need to change the officer's perspective on dealing with him, and go drop by and meet with him. Its been made clear is yes you have people watching and the police concern that they think he is vulnerable and being taken advantage of. I think what they're hoping that at some point with DSI we can somehow intervene and correct the issue or it will be a vacant building so its not their concern.

Moermond: is it possible for you to work with Chris Hanson or Ben Lego to do a proactive visit to talk with this family here about things they can do to keep the house stabilized? It seems like there needs to be a relationship established there. They can do proactive visits.

Westenhofer: yes, they would do that. If we sat down and talked to all 3 of them, with

the 3 of us, and go over before, now and future. If you don't tie it all in, you can't understand what Nate was going through. You and Sara being there goes a long way to proving to the cops that we're serious and we want Nate to stay on the narrow. We truly need your help. I think that will go along way.

Mermond: do you think you can do that this week?

Westenhofer: yes, I believe so.

Moermond: they can help with the stayaway and trespass orders, they work with them. You're in deep, they have seen 25 or 100 cases similar to yours and will have ideas and can be a good friend or a bad enemy. Someone's calling, if its not you it will be the neighbor, and if it's the neighbor you can bet its on the fast track to getting the house emptied.

Westenhofer: if those people aren't in the house, we also don't want them creating the same issue elsewhere. That's kind of where this is at right now.

N. Jenkins: some of these people are on a mission to get in trouble. I have rules about touching my neighbor. I've met a lot of resistance from the police to keep certain people away.

Westenhofer: there are laws and ordinances the police have to follow. If you allow a person to stay in your home, you've taken responsibility for them. You have to go through the legal avenue of getting them out. That could be some of what you're dealing with.

Moermond: you three should sit down and coordinate a time with Mr. Westenhofer. Ok next up is taxes. You picked up the house in 2017 and paid cash, and I just had Ms. Vang pull some tax information, right now taxes from 2017 to 2019 total \$7,620. I have here new assessments that I had Ms. Vang pull up and one page is certified and one page is pending. Right now, there's \$2,361. That would be on top of your regular property tax bill. That is putting you north of \$10,000 that you need to do a payment plan on. Going on a plan with the County to catch up taxes, its called a confession of judgement. You're agreeing you owe this money and enter into a plan to pay it off. They charge a low interest rate on it. You have a house worth say, \$140,000. For 1/14 of the value you may lose the whole thing. It is super important that not paying a bill that's \$10,000 or \$11,000, you may lose it all, you have to look at it as that. You need to start talking to Ramsey County about a payment plan. You've got some time to sort it out. The spring tax bill isn't due for a couple of months. Find out what your options are and what you can do. Sometimes people can't stay in their house, but if that happens to you, I want it to be you can walk away with \$125,000 by selling the house and paying the taxes and spend it on new housing. I would guard against receiving one large cash payment. You can work with an attorney to set things up to get monthly amounts of money. If you go rental, you should do that, so you won't lose your wealth, and it wont blow your other public assistance. I want you to know if things head south, just remember there are more options. You may want to look at getting an attorney, you probably qualify income wise to work with SMRLS. I have seen them work on real estate issues.

N. Jenkins: for years I've been fighting about the social security thing and asking for help for years. Since 2006.

Moermond: ok, so there's some work that still needs to be done there. You have

options in your house, to talk to real estate people. I'm going to give you the assessments we know that are going to go on top of your property taxes. That's moving towards 2021. We have several of them, and last time we were here we talked about the refrigerator in the yard and we looked at the order to move it. Right when we were finishing it, we had to move fast because you guys needed to leave, so we held off on a decision on that. Where I'm at with that is for that particular one, you owe for the refrigerator being moved off your property. I see you're in a tax pickle, and I can make it payable over 5 years, so after the Council decides it, you would get an invoice for 1/5th of that amount. Then, the next ones come forward, so it's a small bite compared to the big thing. The other assessments I'll have Sean walk through, we have a vehicle, some garbage, some excessive consumption. Are you using your garbage cart?

N. Jenkins: yes.

Moermond: is it filled to the top every week?

N. Jenkins: yes.

Moermond: so you need the large 96 gallon you have.

N. Jenkins: without all the people it makes it a lot easier as well. Part of it is my brother has been a big negative and never helped with bills or anything and I am cutting him out.

Moermond: there are sometimes points in our lives where we say that for right now, I can't have that person in my life. Bringing that back to the garbage bill, sounds like he's had garbage and wasn't taking care of it. For you guys and your family and kids, do you need the 96 gallons?

N. Jenkins: yes.

Moermond: so we have an unpaid bill, all this is when an unpaid bill the garbage company sends it to the City and say we couldn't collect the garbage that quarter, can you put it on the taxes. You have one hanging out for the third quarter of 2019, so I'm inclined to say you owe it and we'll make it payable over 5 years.

K. Jenkins: so they put it on the taxes, but who has been paying the bill since September and October?

Moermond: that's a good question.

Westenhofer: you might get more of these.

K. Jenkins: oh, ok.

N. Jenkins: the people that are present in my life now, they're actually going to help me with a lot of these bills, it will be a lot more smooth. Its just disappointing you can't count on people you should be able to.

Moermond: I had staff at the City in Public Works who do garbage hauling and asked them to look into your bill, and they reached out to the hauler for your area, which is Advanced. They told the City that this property has made one payment since the start of the program, that was October 17, 2018. That was the first bill that was sent out for

the new service. Sounds like you paid that, but then last year none of the bills got paid. They're coming forward one by one, they'll all be about \$117. There will be four of those. Two are already on your taxes, two are coming up now. Unlike the previous kind, I can't divide over time.

N. Jenkins: it was also such a problem, because as much as I put signs up about which was recycling and which was garbage, they lacked the common sense to put the right stuff in the right bins. So then recycling didn't get picked up, which allowed it to stack up. I couldn't keep my own brother doing it correctly. I don't blame them for not picking it up, it was obviously not recycling.

Moermond: three times a year with the large can like you have, you can call up Advanced and they will pick up a bulky item. They will not take carpeting unless its less than five feet. That will help if you don't get everything in the dumpster. Call them up and tell them next week you'll be putting out a couch. You get three free items. We'll give you a brochure.

House: He would get extra charges for all of the trash around the can. We have two trash cans it still wasn't enough.

Moermond: do you have a garage you can put it in?

Westenhofer: the problem with the garage is the people were shoving stuff in there.

House: we had \$46 extra dollars on one bill because of extra bags.

Moermond: when people see garbage or junk piled up, it attracts more junk. It is a magnet for more.

Westenhofer: we see this all the time. And unfortunately, when they know you have a dumpster or you're "the house" at that point, you have carts that show up randomly, couches, tv, its ungodly sometimes.

N. Jenkins: I deal with it all the time, it's a huge problem. If I'm able to put a camera out towards the garages and we could get plates, can we do something?

Westenhofer: there's a littering law. But you have to prove they did it, and can show the police, that works. Even if you just get a plate number, they'll run that too

Moermond: right now we have a vehicle abatement, it got towed from your property and the City wants to charge you for that. That was from last August.

N. Jenkins: isn't it the owner of the car's responsibility?

Moermond: if its on the street it is, if its on your property its all yours. It was a black truck, the front grill is torn off. It does have a plate in the back 521-WLK.

N. Jenkins: I don't know whose that is.

Moermond: we'll give you pictures. This is the vehicle that got towed off the property.

N. Jenkins: that's Steve's truck.

K. Jenkins: how long does he have before he can get a tag and tow to get it removed? Because this happens a lot.

Westenhofer: if you're having a problem with people dumping vehicles, during the day I can call parking enforcement officers for the FORCE unit and they will come right over. Just like he did yesterday. The catch is, you guys have to be there to sign, and you also have to be the ones who call. If its on the street, you don't have to worry about it, he can deal with it.

Moermond: it was supposed to be done by August 16, they went out on the 20th and it wasn't done, and that's when they towed it. It was \$512.

N. Jenkins: the gentleman responsible's name is Steve Peterson. He went to jail, left his dog at my house.

Mai Vang: it was sold for \$150. Service cost was \$77.75, fees were \$350, \$75 administration fee, \$122 and financing cost of \$35. So the total was \$507.75.

Moermond: The total is wrong on the worksheet. City sent a letter about the junk vehicle, you didn't get it off the property, the City came and towed it, because it was on your property it is your property's problem.

N. Jenkins: how do I get the man this bill then?

Moermond: small claim's court is where you end up with this. I'm guessing he doesn't have the money if he's still incarcerated. It sounds to me like you just had an experience where you helped him get a vehicle towed off the property?

Westenhofer: yes, the vehicle that was there for well over 2 weeks and the trailer that was in the street was put in the driveway. It doesn't belong to Mr. Jenkins. The police told him to get it out of here or it will get towed, so it got moved into the driveway. Yesterday I reached out to the parking enforcement officer and they told me they wanted it out of here today, but I knew without the manager's tag and tow it wouldn't exactly be out of there, they'd have to pay. So, I told them I'd call a parking enforcement officer and we'd do the managers tow, they don't have to pay anything, they just need to make a phone call. The PEO came out and had Mr. Jenkins sign and gave him the ticket to have it removed, moving forward if any vehicles don't belong on their property you should call the non-emergency line and they will send a PEO out. If its on the street it takes 3 days before it can be towed.

Moermond: if it happens again, now you know how to do that. You didn't have that information or the ability to deal with it last August. So we have a big bill. I don't think I can be flexible on this one, I have police costs and tow company costs and all of that. I think we'll make this payable over 5 years too. The other one I'm looking at is an excessive consumption for excessive inspections. It's a \$400 bill were looking at.

Westenhofer: we have an assessment for \$366, service charge of \$35, total assessment of \$401. There was a gold card returned by Mr. Jenkins. This was for excessive inspection service between March 22 and April 19, 2019. Original complaint was for a garbage and broken window, the summary abatement orders were sent March 28, 2019, compliance date of April 4, correction notice sent April 5, and compliance recheck on April 10, looked like the recheck dates they issued excessive consumption.

Moermond: so this was because there was more than 3 in a twelve month time period. Many more. And then if there's that many, DSI starts charging \$122 every time someone gets a complaint and you have to go out there.

Westenhofer: correct, and it also looks like there was excessive consumption here for

not having the work done or the garbage removed.

Moermond: so they want to charge for the wasted trip. I have the one you talked about for March 27 to April 19, then I have another one in front of me that has three violations in it, so that's three \$122 violations, plus a fee of \$157, so that's a \$401, and another one for one violation between July 23 and August 21, for \$122. So I'd like to take these two and say how do I turn this into a carrot for you to succeed. I can create a \$558 carrot here. If you can keep your nose clean for six months and not have the City taking care of your property for you, so you're shoveling snow, picking up garbage, mowing the lawn, you get an order you meet the deadlines. Are you onboard with trying that?

N. Jenkins: yeah. Could I have a summary of these previous vehicles and stuff like that? If there's a way to take them to small claims court and make them pay for the stuff they've done, you'd think that would be beneficial for me. There must be a ton of stuff.

Moermond: the vehicle would be the one that's a decent candidate to try and get money back. I don't know what the filing fee is.

K. Jenkins: you have to pay to file on him, that's \$75 a time.

Moermond: Mai Vang can send you an email with the orders attached, the pictures and the bill for the service and you can use that to attach to a claim. That's the evidence we can give you. I have no idea how it goes for you after that, but that would be all the documents the City has and we're happy to share them. We were talking about all those inspection fees, I want to make it that if you keep your nose clean for six months we can cut that down. Six months puts us in August, lets say August 12 Council will look at this again, and if things have been ok at the property in those six months, I'll recommend these get deleted. If they aren't, I'll recommend they get approved and divided over 5 years. If stuff happens just be on it.

Westenhofer: are you guys home tomorrow morning? Early? I have a 9 am on this side of town, but I'll get Officer Lego over between 7:30 and 8 and I can produce a list of names and numbers that would be helpful. But you have to keep the list and you can't lose it.

Moermond: we'll send paper copies and email to the email addresses you have.

K. Jenkins: my mother is his Power of Attorney, and she doesn't have any of these documents. Is there any way she can get mailed in Care of Nate a paper copy?

Moermond: we can copy her, we don't have her information though. But I can't let her be a decisionmaker on this. Mr. Jenkins is the only decisionmaker as far as I'm concerned, because I have not seen a Power of Attorney, empowering anyone else, including your mom, to make decisions about your property. But I don't have that right now, so I'm treating you like the only responsible person, and I'm happy to copy everybody else so they know what is going on, but you're the guy.

K. Jenkins: she pays his utility bills and things, so she needs to know. I believe her POA is over her house, she has authority to come in and tell people to leave.

Moermond: sure, and I trust that its out there, but until I see it, that's where we're at.

Referred to the City Council due back on 2/19/2020

24 RLH TA 20-66 Ratifying the Appealed Special Tax Assessment for property at 876
LAWSON AVENUE EAST. (File No. J2009A, Assessment No. 208508)

Sponsors: Yang

Approve the assessment, make payable over 5 years.

Krisandra Jenkins, sister, appeared

Nathanael Jenkins, owner, appeared.

Sara House, partner of Nathanael and occupant, appeared

Moermond: there's a lot going at the property. We can talk about them and come to some resolution. There is a lot going on, some I can work on and move things forward, what I'm aware of today that I can talk about is I have five assessments hanging out there for different kinds of things, just shy of \$1,000, and I know Mr. Westenhofer has condemned and ordered the house vacated and put some dates on that, we can talk about what that's about. You also haven't paid your property taxes in a while, and its scheduled to forfeit in 2021, I wanted to have that conversation out loud. I can give information but have no authority over that. Its state of Minnesota law administered by Ramsey County.

K Jenkins: he sets up the payment plan with you?

Moermond: no, it would be with Ramsey County. As I understand it the house is owned free and clear, the lien is just the taxes. Plus, the money we're talking about today. I'd like to start with talking about the vacate order.

Supervisor Sean Westenhofer: We made a decision to condemn the property back this past Friday, January 31. On the report from the police, they came to the house for a complaint, was over occupied and had unsanitary conditions. They took out drugs and weapons from the property. We knew there was multiple individuals at the property. Prior to that there was over 10 people in the house when we visited. We know he's trying to help people that don't have a place to go, he does live in a residential neighborhood that doesn't allow that, and its over occupied. On the 31st, his sister and girlfriend Sara was there. Mr. Jenkins was in the hospital. Maybe one or two other people, but not the other people we've seen in the past. Sister said they kicked everyone out and their stuff would be leaving. I contacted Lauren Lightener with House Calls, as well as the Fire Department to install smokes and carbons. We made it happen yesterday, they installed and replaced all carbons and smoke detectors. Lauren was out there, we have a dumpster coming tomorrow morning or afternoon, depending on permit. They also have kept people away, there hasn't been the multiple personnel at the house since his sister has been involved. Mr. Jenkins was there yesterday, we did a managers tag and tow for the car in the driveway. He didn't want to do it with the trailer, he was going to push it into the street and parking enforcement would come back. He offered to do it, we didn't have to ask him. We would be able to lift the condemnation based on the life safety issues taken care of, and the overoccupancy and rooming issues.

Moermond: when you wrote there was a number of things that were life safety, the big ones were more than four unrelated adults, more people that can be handled square footage-wise, the smokes and carbons. You feel like those are under control right now. There's still an order to address the other problems, standard practice would be you'd send a fresh letter lifting the condemnation, and then the outstanding orders.

Westenhofer: yes, there would be two letters. I don't know the conversation Ms.

Lightner had with you, her concern yesterday was just the dumpster. If you needed her to discuss home repairs, that would be something you'd have to contact her about.

House: she already sent his case manager out right before we came here. We already met with him and he is going back and talking with her and figuring out the best approach. The dumpster is supposed to be there between 9 am and 5 pm today.

Moermond: do you want us to copy your case manager on the record from here?

K. Jenkins: I don't know how much he helps, you don't have to add him right now. I heard he's been called multiple times by my brother and never came out.

Moermond: right, but at the same time its easier for us to include him and make sure he knows so he can't say he didn't know. I guess I'd like to know who this person is?

N. Jenkins: I don't remember his name.

Westenhofer: I can talk to Lauren, she should know.

N. Jenkins: the 3 previous people did absolutely nothing the whole time.

Moermond: well we're here now and what I'm hearing is you can stay in there. I'm hearing it didn't get closed down and kicked out instantly, which was on the menu. He didn't do that. That's positive. There's some repairs that need to be done, and I don't know what your skill level is in getting it done, if you need assistance. Have you looked at what those are and your ability to deal with it? Broken cabinets in the master bathroom.

N. Jenkins: I have friends that will help.

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Westenhofer: that's on the master, when we first walked in and we talked about it. He said he does that to keep people out, but there were other people in there. The deadbolt period, it requires special knowledge for the people in there, if they don't know its there or how to operate it in an emergency, it's a serious safety concern. Same goes for rescue personnel. Hasp Locks and deadbolts aren't allowed on a bedroom door.

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N. Jenkins: they tried to break into the garage.

Westenhofer: those are the outside things we see, plus the trash, which the dumpster will help.

Moermond: so June 1 for exterior items. March 9, 2020 for the interior items.

Westenhofer: I agree.

Moermond: does knowing he's coming help you get it done?

N. Jenkins: he's done more than any one else, especially with my mental health and TBI. You've done more than the people that are supposed to help.

K. Jenkins: I think Sean's presence and knowing he may come helps Nate not let people in. That's what happened last week, they'd come and say they were getting a bag and then tell the police they lived there, when I just let them in to get the bag.

N. Jenkins: we had a brother with the trespass order. He's a big part of the problem.

K. Jenkins: right now he's currently out.

Moermond: did you all change the outside locks?

K. Jenkins: I did and someone kicked the door in.

Westenhofer: I don't physically know about the TRO with the brother. I can find out. I'm not sure if officer Hanson or Lego know about it. They weren't here today, we'll see if we cant get some traction on that.

N. Jenkins: I will reissue it if I have to. It was within the last year.

K. Jenkins: the police said he could just do a general trespass order. They come in the middle of the night. I have 3 minor kids there now. They are climbing through the windows.

Moermond: have you filled out forms to do that restraining order that would keep everyone out?

K. Jenkins: no, I don't know where he does that at?

Westenhofer: the report from Jan 30 from the police I'd like to submit. It was their report from their encounter. We're dealing with the police on some verbiage in there. We never told them they couldn't arrest or do their jobs.

K. Jenkins: the police kicked me and my kids out and left all these people in the house. It was very disappointing.

N. Jenkins: I had called, and we had the sheriff give me a call back and he basically passed the buck, like they couldn't come out a second time. Legally it seemed wrong. The trespass order is already done. And then they kicked out people that live in the property.

K. Jenkins: when I called Thursday, I called six times and asked them to remove people. I was being threatened with bear mace and knives because they didn't want to leave. They told me they wouldn't come out because the house is such a problem. We were trapped in there. Friday when they came back it was the same officer Thursday night who told me he was the one who said he wouldn't come out here.

Moermond: the outside doors, you replaced the locks, the door got kicked in. What's going on since then?

K. Jenkins: they kicked the door in and came in through the window. I went to Menards and they said we have to replace the whole door. I put sticks in all the windows, since the locks don't work. We were told to do that.

Moermond: the sticks are not a concern?

Westenhofer: my theory is if they are adults, they know how to take it out. I would say the deadbolt and window locks should all be replaced in the next 7 days. I'll check with Lauren for someone who can help. The only thing we could do on our end would cause more tax issues for you guys, the company we use would do it.

Moermond: how have the last couple days been?

N. Jenkins: quiet.

Moermond: Sean will reach out to Lauren, let me know if there's anything I can do to expedite to help make sure the doors and windows get taken care of. That has to be top of the list. You need to be safe in your person while you're there. That's my biggest concern, really.

K. Jenkins: my kids don't even want to be there right now, if I am not there and don't show up every day it's a problem. If its not safe I can't leave my kids there. It is definitely an emergency.

Moermond: when you've talked to me before you've been forthcoming about your mental health diagnosis and TBI and some physical issues. Sean coming by is helpful, your sister being there probably has the same effect. When I spoke to you before you were so adamant about helping people, but they were bringing things in that were dangerous. I am wondering if you have a plan moving forward that keeps yourself safe?

N. Jenkins: I gave people some time to stay, but if they can't help themselves, if you can't do it on your own I can't help, I'm not in a good way. You'll have people with mental health issues coming back. Some people are just mean and have a dirty side. A lot people have respect when I say I can't help them. It is what it is.

Moermond: I want to do what I can to help you keep that clear vision about what will keep you safe in your own home. Also, I'm concerned that because of what you've described you are somewhat vulnerable to being taken advantage of. How do we keep that with a clear sight?

K. Jenkins: his sister.

Moermond: ok, so between Krisandra and Sara.

Westenhofer: I think a couple things that have helped is that when we first came there was a tall skinny lady with glasses, she was worried about him too. At the point we have come by so many times, your sister is involved, Sara is involved, plus your hospital stay has helped you get a little organized. We worry about you regressing when one of them isn't around, or do you keep moving forward with your life. Not worrying about the outside. You can't go back to your ways of letting people take advantage of you. What makes you vulnerable adult is how they treated you. Its why we're here today, the taxes, the condemnation, the summary abatements, the vehicle abatements. We address what's there while we're there. When we talked to you last year about all the people in your house, that's what we mean. We just want to help you in way that might help you keep that mental focus.

Moermond: you seem more clear even than it was the last time we spoke.

N. Jenkins: I am.

Mermond: your medical stuff is outside what I can do, but that's something your case manager can help with? Did you talk with him before you came here about that?

House: his medical is back up and running. Its squared away right now. It is all running.

K. Jenkins: I'm not sure who the new case manger is. That's what case management is. I'm not sure why they're not visiting regularly. Sara is great, but she could leave him tomorrow, she's not responsible for him.

Moermond: ok, you're squared away right now. You have the ability to refill prescriptoins. Do you have follow up medical appointment from your hospital stay?

N. Jenkins: yes. That's what the problem with the case worker.

House: I'm trying to remember the medical and house stuff.

Moermond: we've got a couple dates for the work to be done. Lauren Lightner can help find someone to do the work on an emergency basis. In between now and March 9 deadline, it sounds like it would benefit from people dropping in.

Westenhofer: we need to change the officer's perspective on dealing with him, and go drop by and meet with him. Its been made clear is yes you have people watching and the police concern that they think he is vulnerable and being taken advantage of. I think what they're hoping that at some point with DSI we can somehow intervene and correct the issue or it will be a vacant building so its not their concern.

Moermond: is it possible for you to work with Chris Hanson or Ben Lego to do a proactive visit to talk with this family here about things they can do to keep the house stabilized? It seems like there needs to be a relationship established there. They can do proactive visits.

Westenhofer: yes, they would do that. If we sat down and talked to all 3 of them, with the 3 of us, and go over before, now and future. If you don't tie it all in, you can't

understand what Nate was going through. You and Sara being there goes a long way to proving to the cops that we're serious and we want Nate to stay on the narrow. We truly need your help. I think that will go along way.

Mermond: do you think you can do that this week?

Westenhofer: yes, I believe so.

Moermond: they can help with the stayaway and trespass orders, they work with them. You're in deep, they have seen 25 or 100 cases similar to yours and will have ideas and can be a good friend or a bad enemy. Someone's calling, if its not you it will be the neighbor, and if it's the neighbor you can bet its on the fast track to getting the house emptied.

Westenhofer: if those people aren't in the house, we also don't want them creating the same issue elsewhere. That's kind of where this is at right now.

N. Jenkins: some of these people are on a mission to get in trouble. I have rules about touching my neighbor. I've met a lot of resistance from the police to keep certain people away.

Westenhofer: there are laws and ordinances the police have to follow. If you allow a person to stay in your home, you've taken responsibility for them. You have to go through the legal avenue of getting them out. That could be some of what you're dealing with.

Moermond: you three should sit down and coordinate a time with Mr. Westenhofer. Ok next up is taxes. You picked up the house in 2017 and paid cash, and I just had Ms. Vang pull some tax information, right now taxes from 2017 to 2019 total \$7,620. I have here new assessments that I had Ms. Vang pull up and one page is certified and one page is pending. Right now, there's \$2,361. That would be on top of your regular property tax bill. That is putting you north of \$10,000 that you need to do a payment plan on. Going on a plan with the County to catch up taxes, its called a confession of judgement. You're agreeing you owe this money and enter into a plan to pay it off. They charge a low interest rate on it. You have a house worth say, \$140,000. For 1/14 of the value you may lose the whole thing. It is super important that not paying a bill that's \$10,000 or \$11,000, you may lose it all, you have to look at it as that. You need to start talking to Ramsey County about a payment plan. You've got some time to sort it out. The spring tax bill isn't due for a couple of months. Find out what your options are and what you can do. Sometimes people can't stay in their house, but if that happens to you, I want it to be you can walk away with \$125,000 by selling the house and paying the taxes and spend it on new housing. I would guard against receiving one large cash payment. You can work with an attorney to set things up to get monthly amounts of money. If you go rental, you should do that, so you won't lose your wealth, and it wont blow your other public assistance. I want you to know if things head south, just remember there are more options. You may want to look at getting an attorney, you probably qualify income wise to work with SMRLS. I have seen them work on real estate issues.

N. Jenkins: for years I've been fighting about the social security thing and asking for help for years. Since 2006.

Moermond: ok, so there's some work that still needs to be done there. You have options in your house, to talk to real estate people. I'm going to give you the

assessments we know that are going to go on top of your property taxes. That's moving towards 2021. We have several of them, and last time we were here we talked about the refrigerator in the yard and we looked at the order to move it. Right when we were finishing it, we had to move fast because you guys needed to leave, so we held off on a decision on that. Where I'm at with that is for that particular one, you owe for the refrigerator being moved off your property. I see you're in a tax pickle, and I can make it payable over 5 years, so after the Council decides it, you would get an invoice for 1/5th of that amount. Then, the next ones come forward, so it's a small bite compared to the big thing. The other assessments I'll have Sean walk through, we have a vehicle, some garbage, some excessive consumption. Are you using your garbage cart?

N. Jenkins: yes.

Moermond: is it filled to the top every week?

N. Jenkins: yes.

Moermond: so you need the large 96 gallon you have.

N. Jenkins: without all the people it makes it a lot easier as well. Part of it is my brother has been a big negative and never helped with bills or anything and I am cutting him out.

Moermond: there are sometimes points in our lives where we say that for right now, I can't have that person in my life. Bringing that back to the garbage bill, sounds like he's had garbage and wasn't taking care of it. For you guys and your family and kids, do you need the 96 gallons?

N. Jenkins: yes.

Moermond: so we have an unpaid bill, all this is when an unpaid bill the garbage company sends it to the City and say we couldn't collect the garbage that quarter, can you put it on the taxes. You have one hanging out for the third quarter of 2019, so I'm inclined to say you owe it and we'll make it payable over 5 years.

K. Jenkins: so they put it on the taxes, but who has been paying the bill since September and October?

Moermond: that's a good question.

Westenhofer: you might get more of these.

K. Jenkins: oh, ok.

N. Jenkins: the people that are present in my life now, they're actually going to help me with a lot of these bills, it will be a lot more smooth. Its just disappointing you can't count on people you should be able to.

Moermond: I had staff at the City in Public Works who do garbage hauling and asked them to look into your bill, and they reached out to the hauler for your area, which is Advanced. They told the City that this property has made one payment since the start of the program, that was October 17, 2018. That was the first bill that was sent out for the new service. Sounds like you paid that, but then last year none of the bills got

paid. They're coming forward one by one, they'll all be about \$117. There will be four of those. Two are already on your taxes, two are coming up now. Unlike the previous kind, I can't divide over time.

N. Jenkins: it was also such a problem, because as much as I put signs up about which was recycling and which was garbage, they lacked the common sense to put the right stuff in the right bins. So then recycling didn't get picked up, which allowed it to stack up. I couldn't keep my own brother doing it correctly. I don't blame them for not picking it up, it was obviously not recycling.

Moermond: three times a year with the large can like you have, you can call up Advanced and they will pick up a bulky item. They will not take carpeting unless its less than five feet. That will help if you don't get everything in the dumpster. Call them up and tell them next week you'll be putting out a couch. You get three free items. We'll give you a brochure.

House: He would get extra charges for all of the trash around the can. We have two trash cans it still wasn't enough.

Moermond: do you have a garage you can put it in?

Westenhofer: the problem with the garage is the people were shoving stuff in there.

House: we had \$46 extra dollars on one bill because of extra bags.

Moermond: when people see garbage or junk piled up, it attracts more junk. It is a magnet for more.

Westenhofer: we see this all the time. And unfortunately, when they know you have a dumpster or you're "the house" at that point, you have carts that show up randomly, couches, tv, its ungodly sometimes.

N. Jenkins: I deal with it all the time, it's a huge problem. If I'm able to put a camera out towards the garages and we could get plates, can we do something?

Westenhofer: there's a littering law. But you have to prove they did it, and can show the police, that works. Even if you just get a plate number, they'll run that too

Moermond: right now we have a vehicle abatement, it got towed from your property and the City wants to charge you for that. That was from last August.

N. Jenkins: isn't it the owner of the car's responsibility?

Moermond: if its on the street it is, if its on your property its all yours. It was a black truck, the front grill is torn off. It does have a plate in the back 521-WLK.

N. Jenkins: I don't know whose that is.

Moermond: we'll give you pictures. This is the vehicle that got towed off the property.

N. Jenkins: that's Steve's truck.

K. Jenkins: how long does he have before he can get a tag and tow to get it removed? Because this happens a lot.

Westenhofer: if you're having a problem with people dumping vehicles, during the day I

can call parking enforcement officers for the FORCE unit and they will come right over. Just like he did yesterday. The catch is, you guys have to be there to sign, and you also have to be the ones who call. If its on the street, you don't have to worry about it, he can deal with it.

Moermond: it was supposed to be done by August 16, they went out on the 20th and it wasn't done, and that's when they towed it. It was \$512.

N. Jenkins: the gentleman responsible's name is Steve Peterson. He went to jail, left his dog at my house.

Mai Vang: it was sold for \$150. Service cost was \$77.75, fees were \$350, \$75 administration fee, \$122 and financing cost of \$35. So the total was \$507.75.

Moermond: The total is wrong on the worksheet. City sent a letter about the junk vehicle, you didn't get it off the property, the City came and towed it, because it was on your property it is your property's problem.

N. Jenkins: how do I get the man this bill then?

Moermond: small claim's court is where you end up with this. I'm guessing he doesn't have the money if he's still incarcerated. It sounds to me like you just had an experience where you helped him get a vehicle towed off the property?

Westenhofer: yes, the vehicle that was there for well over 2 weeks and the trailer that was in the street was put in the driveway. It doesn't belong to Mr. Jenkins. The police told him to get it out of here or it will get towed, so it got moved into the driveway. Yesterday I reached out to the parking enforcement officer and they told me they wanted it out of here today, but I knew without the manager's tag and tow it wouldn't exactly be out of there, they'd have to pay. So, I told them I'd call a parking enforcement officer and we'd do the managers tow, they don't have to pay anything, they just need to make a phone call. The PEO came out and had Mr. Jenkins sign and gave him the ticket to have it removed, moving forward if any vehicles don't belong on their property you should call the non-emergency line and they will send a PEO out. If its on the street it takes 3 days before it can be towed.

Moermond: if it happens again, now you know how to do that. You didn't have that information or the ability to deal with it last August. So we have a big bill. I don't think I can be flexible on this one, I have police costs and tow company costs and all of that. I think we'll make this payable over 5 years too. The other one I'm looking at is an excessive consumption for excessive inspections. It's a \$400 bill were looking at.

Westenhofer: we have an assessment for \$366, service charge of \$35, total assessment of \$401. There was a gold card returned by Mr. Jenkins. This was for excessive inspection service between March 22 and April 19, 2019. Original complaint was for a garbage and broken window, the summary abatement orders were sent March 28, 2019, compliance date of April 4, correction notice sent April 5, and compliance recheck on April 10, looked like the recheck dates they issued excessive consumption.

Moermond: so this was because there was more than 3 in a twelve month time period. Many more. And then if there's that many, DSI starts charging \$122 every time someone gets a complaint and you have to go out there.

Westenhofer: correct, and it also looks like there was excessive consumption here for not having the work done or the garbage removed.

Moermond: so they want to charge for the wasted trip. I have the one you talked about for March 27 to April 19, then I have another one in front of me that has three violations in it, so that's three \$122 violations, plus a fee of \$157, so that's a \$401, and another one for one violation between July 23 and August 21, for \$122. So I'd like to take these two and say how do I turn this into a carrot for you to succeed. I can create a \$558 carrot here. If you can keep your nose clean for six months and not have the City taking care of your property for you, so you're shoveling snow, picking up garbage, mowing the lawn, you get an order you meet the deadlines. Are you onboard with trying that?

N. Jenkins: yeah. Could I have a summary of these previous vehicles and stuff like that? If there's a way to take them to small claims court and make them pay for the stuff they've done, you'd think that would be beneficial for me. There must be a ton of stuff.

Moermond: the vehicle would be the one that's a decent candidate to try and get money back. I don't know what the filing fee is.

K. Jenkins: you have to pay to file on him, that's \$75 a time.

Moermond: Mai Vang can send you an email with the orders attached, the pictures and the bill for the service and you can use that to attach to a claim. That's the evidence we can give you. I have no idea how it goes for you after that, but that would be all the documents the City has and we're happy to share them. We were talking about all those inspection fees, I want to make it that if you keep your nose clean for six months we can cut that down. Six months puts us in August, lets say August 12 Council will look at this again, and if things have been ok at the property in those six months, I'll recommend these get deleted. If they aren't, I'll recommend they get approved and divided over 5 years. If stuff happens just be on it.

Westenhofer: are you guys home tomorrow morning? Early? I have a 9 am on this side of town, but I'll get Officer Lego over between 7:30 and 8 and I can produce a list of names and numbers that would be helpful. But you have to keep the list and you can't lose it.

Moermond: we'll send paper copies and email to the email addresses you have.

K. Jenkins: my mother is his Power of Attorney, and she doesn't have any of these documents. Is there any way she can get mailed in Care of Nate a paper copy?

Moermond: we can copy her, we don't have her information though. But I can't let her be a decisionmaker on this. Mr. Jenkins is the only decisionmaker as far as I'm concerned, because I have not seen a Power of Attorney, empowering anyone else, including your mom, to make decisions about your property. But I don't have that right now, so I'm treating you like the only responsible person, and I'm happy to copy everybody else so they know what is going on, but you're the guy.

K. Jenkins: she pays his utility bills and things, so she needs to know. I believe her POA is over her house, she has authority to come in and tell people to leave.

Moermond: sure, and I trust that its out there, but until I see it, that's where we're at.

Referred to the City Council due back on 2/19/2020

25 RLH TA 20-88 Ratifying the Appealed Special Tax Assessment for property at 876
LAWSON AVENUE EAST. (File No. J2002V, Assessment No. 208001)

Sponsors: Yang

Approve the assessment, make payable over 5 years.

Krisandra Jenkins, sister, appeared

Nathanael Jenkins, owner, appeared.

Sara House, partner of Nathanael and occupant, appeared

Moermond: there's a lot going at the property. We can talk about them and come to some resolution. There is a lot going on, some I can work on and move things forward, what I'm aware of today that I can talk about is I have five assessments hanging out there for different kinds of things, just shy of \$1,000, and I know Mr. Westenhofer has condemned and ordered the house vacated and put some dates on that, we can talk about what that's about. You also haven't paid your property taxes in a while, and its scheduled to forfeit in 2021, I wanted to have that conversation out loud. I can give information but have no authority over that. Its state of Minnesota law administered by Ramsey County.

K Jenkins: he sets up the payment plan with you?

Moermond: no, it would be with Ramsey County. As I understand it the house is owned free and clear, the lien is just the taxes. Plus, the money we're talking about today. I'd like to start with talking about the vacate order.

Supervisor Sean Westenhofer: We made a decision to condemn the property back this past Friday, January 31. On the report from the police, they came to the house for a complaint, was over occupied and had unsanitary conditions. They took out drugs and weapons from the property. We knew there was multiple individuals at the property. Prior to that there was over 10 people in the house when we visited. We know he's trying to help people that don't have a place to go, he does live in a residential neighborhood that doesn't allow that, and its over occupied. On the 31st, his sister and girlfriend Sara was there. Mr. Jenkins was in the hospital. Maybe one or two other people, but not the other people we've seen in the past. Sister said they kicked everyone out and their stuff would be leaving. I contacted Lauren Lightener with House Calls, as well as the Fire Department to install smokes and carbons. We made it happen yesterday, they installed and replaced all carbons and smoke detectors. Lauren was out there, we have a dumpster coming tomorrow morning or afternoon, depending on permit. They also have kept people away, there hasn't been the multiple personnel at the house since his sister has been involved. Mr. Jenkins was there yesterday, we did a managers tag and tow for the car in the driveway. He didn't want to do it with the trailer, he was going to push it into the street and parking enforcement would come back. He offered to do it, we didn't have to ask him. We would be able to lift the condemnation based on the life safety issues taken care of, and the overoccupancy and rooming issues.

Moermond: when you wrote there was a number of things that were life safety, the big ones were more than four unrelated adults, more people that can be handled square footage-wise, the smokes and carbons. You feel like those are under control right now. There's still an order to address the other problems, standard practice would be you'd send a fresh letter lifting the condemnation, and then the outstanding orders.

Westenhofer: yes, there would be two letters. I don't know the conversation Ms. Lightner had with you, her concern yesterday was just the dumpster. If you needed her

to discuss home repairs, that would be something you'd have to contact her about.

House: she already sent his case manager out right before we came here. We already met with him and he is going back and talking with her and figuring out the best approach. The dumpster is supposed to be there between 9 am and 5 pm today.

Moermond: do you want us to copy your case manager on the record from here?

K. Jenkins: I don't know how much he helps, you don't have to add him right now. I heard he's been called multiple times by my brother and never came out.

Moermond: right, but at the same time its easier for us to include him and make sure he knows so he can't say he didn't know. I guess I'd like to know who this person is?

N. Jenkins: I don't remember his name.

Westenhofer: I can talk to Lauren, she should know.

N. Jenkins: the 3 previous people did absolutely nothing the whole time.

Moermond: well we're here now and what I'm hearing is you can stay in there. I'm hearing it didn't get closed down and kicked out instantly, which was on the menu. He didn't do that. That's positive. There's some repairs that need to be done, and I don't know what your skill level is in getting it done, if you need assistance. Have you looked at what those are and your ability to deal with it? Broken cabinets in the master bathroom.

N. Jenkins: I have friends that will help.

Moermond: if you need help, I want to identify some programs that may do that. Lauren might have contacts for that. You are able to do number 7, the deadbolt lock on the bedroom door.

Westenhofer: that's on the master, when we first walked in and we talked about it. He said he does that to keep people out, but there were other people in there. The deadbolt period, it requires special knowledge for the people in there, if they don't know its there or how to operate it in an emergency, it's a serious safety concern. Same goes for rescue personnel. Hasp Locks and deadbolts aren't allowed on a bedroom door.

Moermond: that's why its nice to have your girlfriend and sister living there, people you trust. This is a big safety concern. There needs to be two ways out, through the window, and through the door and out. You've compromised that with the deadbolt. Lets talk about the interior repairs, what do you think is reasonable on that?

Westenhofer: lets start with a 30 day and check in and see what you've got knocked down and done. Tightening down on security and focusing on repairing the house. 30 days isn't unrealistic. But I do know that sometimes 30 days isn't enough, but we'll start with that and you need to make progress. That will get you back where you don't want to be if you aren't. If we're making progress and the hiccup is money or filling out an application or a permit, that I can understand. I can help you channel where to go and who to talk to, however we can't tell you who to go with company-wise. If it needs a permit, you need to pull one. The exterior, once the dumpster is there, you go full tilt and fill it with everything you can. Its not just for throwing away things you don't want.

Its to get the house and garage cleaned out and you need to call when its full. It doesn't just disappear. The exterior things I saw, it's a house that was brought in and sat on a foundation, so you have these facades around the outside, which are falling down. You have the registers going around that are missing. Screens, replace or repair them. Garage door looks buckled to me.

N. Jenkins: they tried to break into the garage.

Westenhofer: those are the outside things we see, plus the trash, which the dumpster will help.

Moermond: so June 1 for exterior items. March 9, 2020 for the interior items.

Westenhofer: I agree.

Moermond: does knowing he's coming help you get it done?

N. Jenkins: he's done more than any one else, especially with my mental health and TBI. You've done more than the people that are supposed to help.

K. Jenkins: I think Sean's presence and knowing he may come helps Nate not let people in. That's what happened last week, they'd come and say they were getting a bag and then tell the police they lived there, when I just let them in to get the bag.

N. Jenkins: we had a brother with the trespass order. He's a big part of the problem.

K. Jenkins: right now he's currently out.

Moermond: did you all change the outside locks?

K. Jenkins: I did and someone kicked the door in.

Westenhofer: I don't physically know about the TRO with the brother. I can find out. I'm not sure if officer Hanson or Lego know about it. They weren't here today, we'll see if we cant get some traction on that.

N. Jenkins: I will reissue it if I have to. It was within the last year.

K. Jenkins: the police said he could just do a general trespass order. They come in the middle of the night. I have 3 minor kids there now. They are climbing through the windows.

Moermond: have you filled out forms to do that restraining order that would keep everyone out?

K. Jenkins: no, I don't know where he does that at?

Westenhofer: the report from Jan 30 from the police I'd like to submit. It was their report from their encounter. We're dealing with the police on some verbiage in there. We never told them they couldn't arrest or do their jobs.

K. Jenkins: the police kicked me and my kids out and left all these people in the house. It was very disappointing.

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Moermond: the outside doors, you replaced the locks, the door got kicked in. What's going on since then?

K. Jenkins: they kicked the door in and came in through the window. I went to Menards and they said we have to replace the whole door. I put sticks in all the windows, since the locks don't work. We were told to do that.

Moermond: the sticks are not a concern?

Westenhofer: my theory is if they are adults, they know how to take it out. I would say the deadbolt and window locks should all be replaced in the next 7 days. I'll check with Lauren for someone who can help. The only thing we could do on our end would cause more tax issues for you guys, the company we use would do it.

Moermond: how have the last couple days been?

N. Jenkins: quiet.

Moermond: Sean will reach out to Lauren, let me know if there's anything I can do to expedite to help make sure the doors and windows get taken care of. That has to be top of the list. You need to be safe in your person while you're there. That's my biggest concern, really.

K. Jenkins: my kids don't even want to be there right now, if I am not there and don't show up every day it's a problem. If its not safe I can't leave my kids there. It is definitely an emergency.

Moermond: when you've talked to me before you've been forthcoming about your mental health diagnosis and TBI and some physical issues. Sean coming by is helpful, your sister being there probably has the same effect. When I spoke to you before you were so adamant about helping people, but they were bringing things in that were dangerous. I am wondering if you have a plan moving forward that keeps yourself safe?

N. Jenkins: I gave people some time to stay, but if they can't help themselves, if you can't do it on your own I can't help, I'm not in a good way. You'll have people with mental health issues coming back. Some people are just mean and have a dirty side. A lot people have respect when I say I can't help them. It is what it is.

Moermond: I want to do what I can to help you keep that clear vision about what will keep you safe in your own home. Also, I'm concerned that because of what you've described you are somewhat vulnerable to being taken advantage of. How do we keep that with a clear sight?

K. Jenkins: his sister.

Moermond: ok, so between Krisandra and Sara.

Westenhofer: I think a couple things that have helped is that when we first came there was a tall skinny lady with glasses, she was worried about him too. At the point we have come by so many times, your sister is involved, Sara is involved, plus your hospital stay has helped you get a little organized. We worry about you regressing when one of them isn't around, or do you keep moving forward with your life. Not worrying about the outside. You can't go back to your ways of letting people take advantage of you. What makes you vulnerable adult is how they treated you. Its why we're here today, the taxes, the condemnation, the summary abatements, the vehicle abatements. We address what's there while we're there. When we talked to you last year about all the people in your house, that's what we mean. We just want to help you in way that might help you keep that mental focus.

Moermond: you seem more clear even than it was the last time we spoke.

N. Jenkins: I am.

Mermond: your medical stuff is outside what I can do, but that's something your case manager can help with? Did you talk with him before you came here about that?

House: his medical is back up and running. Its squared away right now. It is all running.

K. Jenkins: I'm not sure who the new case manger is. That's what case management is. I'm not sure why they're not visiting regularly. Sara is great, but she could leave him tomorrow, she's not responsible for him.

Moermond: ok, you're squared away right now. You have the ability to refill prescriptoins. Do you have follow up medical appointment from your hospital stay?

N. Jenkins: yes. That's what the problem with the case worker.

House: I'm trying to remember the medical and house stuff.

Moermond: we've got a couple dates for the work to be done. Lauren Lightner can help find someone to do the work on an emergency basis. In between now and March 9 deadline, it sounds like it would benefit from people dropping in.

Westenhofer: we need to change the officer's perspective on dealing with him, and go drop by and meet with him. Its been made clear is yes you have people watching and the police concern that they think he is vulnerable and being taken advantage of. I think what they're hoping that at some point with DSI we can somehow intervene and correct the issue or it will be a vacant building so its not their concern.

Moermond: is it possible for you to work with Chris Hanson or Ben Lego to do a proactive visit to talk with this family here about things they can do to keep the house stabilized? It seems like there needs to be a relationship established there. They can do proactive visits.

Westenhofer: yes, they would do that. If we sat down and talked to all 3 of them, with the 3 of us, and go over before, now and future. If you don't tie it all in, you can't understand what Nate was going through. You and Sara being there goes a long way to

proving to the cops that we're serious and we want Nate to stay on the narrow. We truly need your help. I think that will go along way.

Mermond: do you think you can do that this week?

Westenhofer: yes, I believe so.

Moermond: they can help with the stayaway and trespass orders, they work with them. You're in deep, they have seen 25 or 100 cases similar to yours and will have ideas and can be a good friend or a bad enemy. Someone's calling, if its not you it will be the neighbor, and if it's the neighbor you can bet its on the fast track to getting the house emptied.

Westenhofer: if those people aren't in the house, we also don't want them creating the same issue elsewhere. That's kind of where this is at right now.

N. Jenkins: some of these people are on a mission to get in trouble. I have rules about touching my neighbor. I've met a lot of resistance from the police to keep certain people away.

Westenhofer: there are laws and ordinances the police have to follow. If you allow a person to stay in your home, you've taken responsibility for them. You have to go through the legal avenue of getting them out. That could be some of what you're dealing with.

Moermond: you three should sit down and coordinate a time with Mr. Westenhofer. Ok next up is taxes. You picked up the house in 2017 and paid cash, and I just had Ms. Vang pull some tax information, right now taxes from 2017 to 2019 total \$7,620. I have here new assessments that I had Ms. Vang pull up and one page is certified and one page is pending. Right now, there's \$2,361. That would be on top of your regular property tax bill. That is putting you north of \$10,000 that you need to do a payment plan on. Going on a plan with the County to catch up taxes, its called a confession of judgement. You're agreeing you owe this money and enter into a plan to pay it off. They charge a low interest rate on it. You have a house worth say, \$140,000. For 1/14 of the value you may lose the whole thing. It is super important that not paying a bill that's \$10,000 or \$11,000, you may lose it all, you have to look at it as that. You need to start talking to Ramsey County about a payment plan. You've got some time to sort it out. The spring tax bill isn't due for a couple of months. Find out what your options are and what you can do. Sometimes people can't stay in their house, but if that happens to you, I want it to be you can walk away with \$125,000 by selling the house and paying the taxes and spend it on new housing. I would guard against receiving one large cash payment. You can work with an attorney to set things up to get monthly amounts of money. If you go rental, you should do that, so you won't lose your wealth, and it wont blow your other public assistance. I want you to know if things head south, just remember there are more options. You may want to look at getting an attorney, you probably qualify income wise to work with SMRLS. I have seen them work on real estate issues.

N. Jenkins: for years I've been fighting about the social security thing and asking for help for years. Since 2006.

Moermond: ok, so there's some work that still needs to be done there. You have options in your house, to talk to real estate people. I'm going to give you the assessments we know that are going to go on top of your property taxes. That's

moving towards 2021. We have several of them, and last time we were here we talked about the refrigerator in the yard and we looked at the order to move it. Right when we were finishing it, we had to move fast because you guys needed to leave, so we held off on a decision on that. Where I'm at with that is for that particular one, you owe for the refrigerator being moved off your property. I see you're in a tax pickle, and I can make it payable over 5 years, so after the Council decides it, you would get an invoice for 1/5th of that amount. Then, the next ones come forward, so it's a small bite compared to the big thing. The other assessments I'll have Sean walk through, we have a vehicle, some garbage, some excessive consumption. Are you using your garbage cart?

N. Jenkins: yes.

Moermond: is it filled to the top every week?

N. Jenkins: yes.

Moermond: so you need the large 96 gallon you have.

N. Jenkins: without all the people it makes it a lot easier as well. Part of it is my brother has been a big negative and never helped with bills or anything and I am cutting him out.

Moermond: there are sometimes points in our lives where we say that for right now, I can't have that person in my life. Bringing that back to the garbage bill, sounds like he's had garbage and wasn't taking care of it. For you guys and your family and kids, do you need the 96 gallons?

N. Jenkins: yes.

Moermond: so we have an unpaid bill, all this is when an unpaid bill the garbage company sends it to the City and say we couldn't collect the garbage that quarter, can you put it on the taxes. You have one hanging out for the third quarter of 2019, so I'm inclined to say you owe it and we'll make it payable over 5 years.

K. Jenkins: so they put it on the taxes, but who has been paying the bill since September and October?

Moermond: that's a good question.

Westenhofer: you might get more of these.

K. Jenkins: oh, ok.

N. Jenkins: the people that are present in my life now, they're actually going to help me with a lot of these bills, it will be a lot more smooth. Its just disappointing you can't count on people you should be able to.

Moermond: I had staff at the City in Public Works who do garbage hauling and asked them to look into your bill, and they reached out to the hauler for your area, which is Advanced. They told the City that this property has made one payment since the start of the program, that was October 17, 2018. That was the first bill that was sent out for the new service. Sounds like you paid that, but then last year none of the bills got paid. They're coming forward one by one, they'll all be about \$117. There will be four of

those. Two are already on your taxes, two are coming up now. Unlike the previous kind, I can't divide over time.

N. Jenkins: it was also such a problem, because as much as I put signs up about which was recycling and which was garbage, they lacked the common sense to put the right stuff in the right bins. So then recycling didn't get picked up, which allowed it to stack up. I couldn't keep my own brother doing it correctly. I don't blame them for not picking it up, it was obviously not recycling.

Moermond: three times a year with the large can like you have, you can call up Advanced and they will pick up a bulky item. They will not take carpeting unless its less than five feet. That will help if you don't get everything in the dumpster. Call them up and tell them next week you'll be putting out a couch. You get three free items. We'll give you a brochure.

House: He would get extra charges for all of the trash around the can. We have two trash cans it still wasn't enough.

Moermond: do you have a garage you can put it in?

Westenhofer: the problem with the garage is the people were shoving stuff in there.

House: we had \$46 extra dollars on one bill because of extra bags.

Moermond: when people see garbage or junk piled up, it attracts more junk. It is a magnet for more.

Westenhofer: we see this all the time. And unfortunately, when they know you have a dumpster or you're "the house" at that point, you have carts that show up randomly, couches, tv, its ungodly sometimes.

N. Jenkins: I deal with it all the time, it's a huge problem. If I'm able to put a camera out towards the garages and we could get plates, can we do something?

Westenhofer: there's a littering law. But you have to prove they did it, and can show the police, that works. Even if you just get a plate number, they'll run that too

Moermond: right now we have a vehicle abatement, it got towed from your property and the City wants to charge you for that. That was from last August.

N. Jenkins: isn't it the owner of the car's responsibility?

Moermond: if its on the street it is, if its on your property its all yours. It was a black truck, the front grill is torn off. It does have a plate in the back 521-WLK.

N. Jenkins: I don't know whose that is.

Moermond: we'll give you pictures. This is the vehicle that got towed off the property.

N. Jenkins: that's Steve's truck.

K. Jenkins: how long does he have before he can get a tag and tow to get it removed? Because this happens a lot.

Westenhofer: if you're having a problem with people dumping vehicles, during the day I can call parking enforcement officers for the FORCE unit and they will come right over.

Just like he did yesterday. The catch is, you guys have to be there to sign, and you also have to be the ones who call. If its on the street, you don't have to worry about it, he can deal with it.

Moermond: it was supposed to be done by August 16, they went out on the 20th and it wasn't done, and that's when they towed it. It was \$512.

N. Jenkins: the gentleman responsible's name is Steve Peterson. He went to jail, left his dog at my house.

Mai Vang: it was sold for \$150. Service cost was \$77.75, fees were \$350, \$75 administration fee, \$122 and financing cost of \$35. So the total was \$507.75.

Moermond: The total is wrong on the worksheet. City sent a letter about the junk vehicle, you didn't get it off the property, the City came and towed it, because it was on your property it is your property's problem.

N. Jenkins: how do I get the man this bill then?

Moermond: small claim's court is where you end up with this. I'm guessing he doesn't have the money if he's still incarcerated. It sounds to me like you just had an experience where you helped him get a vehicle towed off the property?

Westenhofer: yes, the vehicle that was there for well over 2 weeks and the trailer that was in the street was put in the driveway. It doesn't belong to Mr. Jenkins. The police told him to get it out of here or it will get towed, so it got moved into the driveway. Yesterday I reached out to the parking enforcement officer and they told me they wanted it out of here today, but I knew without the manager's tag and tow it wouldn't exactly be out of there, they'd have to pay. So, I told them I'd call a parking enforcement officer and we'd do the managers tow, they don't have to pay anything, they just need to make a phone call. The PEO came out and had Mr. Jenkins sign and gave him the ticket to have it removed, moving forward if any vehicles don't belong on their property you should call the non-emergency line and they will send a PEO out. If its on the street it takes 3 days before it can be towed.

Moermond: if it happens again, now you know how to do that. You didn't have that information or the ability to deal with it last August. So we have a big bill. I don't think I can be flexible on this one, I have police costs and tow company costs and all of that. I think we'll make this payable over 5 years too. The other one I'm looking at is an excessive consumption for excessive inspections. It's a \$400 bill were looking at.

Westenhofer: we have an assessment for \$366, service charge of \$35, total assessment of \$401. There was a gold card returned by Mr. Jenkins. This was for excessive inspection service between March 22 and April 19, 2019. Original complaint was for a garbage and broken window, the summary abatement orders were sent March 28, 2019, compliance date of April 4, correction notice sent April 5, and compliance recheck on April 10, looked like the recheck dates they issued excessive consumption.

Moermond: so this was because there was more than 3 in a twelve month time period. Many more. And then if there's that many, DSI starts charging \$122 every time someone gets a complaint and you have to go out there.

Westenhofer: correct, and it also looks like there was excessive consumption here for not having the work done or the garbage removed.

Moermond: so they want to charge for the wasted trip. I have the one you talked about for March 27 to April 19, then I have another one in front of me that has three violations in it, so that's three \$122 violations, plus a fee of \$157, so that's a \$401, and another one for one violation between July 23 and August 21, for \$122. So I'd like to take these two and say how do I turn this into a carrot for you to succeed. I can create a \$558 carrot here. If you can keep your nose clean for six months and not have the City taking care of your property for you, so you're shoveling snow, picking up garbage, mowing the lawn, you get an order you meet the deadlines. Are you onboard with trying that?

N. Jenkins: yeah. Could I have a summary of these previous vehicles and stuff like that? If there's a way to take them to small claims court and make them pay for the stuff they've done, you'd think that would be beneficial for me. There must be a ton of stuff.

Moermond: the vehicle would be the one that's a decent candidate to try and get money back. I don't know what the filing fee is.

K. Jenkins: you have to pay to file on him, that's \$75 a time.

Moermond: Mai Vang can send you an email with the orders attached, the pictures and the bill for the service and you can use that to attach to a claim. That's the evidence we can give you. I have no idea how it goes for you after that, but that would be all the documents the City has and we're happy to share them. We were talking about all those inspection fees, I want to make it that if you keep your nose clean for six months we can cut that down. Six months puts us in August, lets say August 12 Council will look at this again, and if things have been ok at the property in those six months, I'll recommend these get deleted. If they aren't, I'll recommend they get approved and divided over 5 years. If stuff happens just be on it.

Westenhofer: are you guys home tomorrow morning? Early? I have a 9 am on this side of town, but I'll get Officer Lego over between 7:30 and 8 and I can produce a list of names and numbers that would be helpful. But you have to keep the list and you can't lose it.

Moermond: we'll send paper copies and email to the email addresses you have.

K. Jenkins: my mother is his Power of Attorney, and she doesn't have any of these documents. Is there any way she can get mailed in Care of Nate a paper copy?

Moermond: we can copy her, we don't have her information though. But I can't let her be a decisionmaker on this. Mr. Jenkins is the only decisionmaker as far as I'm concerned, because I have not seen a Power of Attorney, empowering anyone else, including your mom, to make decisions about your property. But I don't have that right now, so I'm treating you like the only responsible person, and I'm happy to copy everybody else so they know what is going on, but you're the guy.

K. Jenkins: she pays his utility bills and things, so she needs to know. I believe her POA is over her house, she has authority to come in and tell people to leave.

Moermond: sure, and I trust that its out there, but until I see it, that's where we're at.

Referred to the City Council due back on 2/19/2020

LAWSON AVENUE EAST (File No. CG1904D1, Assessment No. 190156)

Sponsors: Yang

Approve the assessment.

Krisandra Jenkins, sister, appeared

Nathanael Jenkins, owner, appeared.

Sara House, partner of Nathanael and occupant, appeared

Moermond: there's a lot going at the property. We can talk about them and come to some resolution. There is a lot going on, some I can work on and move things forward, what I'm aware of today that I can talk about is I have five assessments hanging out there for different kinds of things, just shy of \$1,000, and I know Mr. Westenhofer has condemned and ordered the house vacated and put some dates on that, we can talk about what that's about. You also haven't paid your property taxes in a while, and its scheduled to forfeit in 2021, I wanted to have that conversation out loud. I can give information but have no authority over that. Its state of Minnesota law administered by Ramsey County.

K Jenkins: he sets up the payment plan with you?

Moermond: no, it would be with Ramsey County. As I understand it the house is owned free and clear, the lien is just the taxes. Plus, the money we're talking about today. I'd like to start with talking about the vacate order.

Supervisor Sean Westenhofer: We made a decision to condemn the property back this past Friday, January 31. On the report from the police, they came to the house for a complaint, was over occupied and had unsanitary conditions. They took out drugs and weapons from the property. We knew there was multiple individuals at the property. Prior to that there was over 10 people in the house when we visited. We know he's trying to help people that don't have a place to go, he does live in a residential neighborhood that doesn't allow that, and its over occupied. On the 31st, his sister and girlfriend Sara was there. Mr. Jenkins was in the hospital. Maybe one or two other people, but not the other people we've seen in the past. Sister said they kicked everyone out and their stuff would be leaving. I contacted Lauren Lightener with House Calls, as well as the Fire Department to install smokes and carbons. We made it happen yesterday, they installed and replaced all carbons and smoke detectors. Lauren was out there, we have a dumpster coming tomorrow morning or afternoon, depending on permit. They also have kept people away, there hasn't been the multiple personnel at the house since his sister has been involved. Mr. Jenkins was there yesterday, we did a managers tag and tow for the car in the driveway. He didn't want to do it with the trailer, he was going to push it into the street and parking enforcement would come back. He offered to do it, we didn't have to ask him. We would be able to lift the condemnation based on the life safety issues taken care of, and the overoccupancy and rooming issues.

Moermond: when you wrote there was a number of things that were life safety, the big ones were more than four unrelated adults, more people that can be handled square footage-wise, the smokes and carbons. You feel like those are under control right now. There's still an order to address the other problems, standard practice would be you'd send a fresh letter lifting the condemnation, and then the outstanding orders.

Westenhofer: yes, there would be two letters. I don't know the conversation Ms. Lightner had with you, her concern yesterday was just the dumpster. If you needed her

to discuss home repairs, that would be something you'd have to contact her about.

House: she already sent his case manager out right before we came here. We already met with him and he is going back and talking with her and figuring out the best approach. The dumpster is supposed to be there between 9 am and 5 pm today.

Moermond: do you want us to copy your case manager on the record from here?

K. Jenkins: I don't know how much he helps, you don't have to add him right now. I heard he's been called multiple times by my brother and never came out.

Moermond: right, but at the same time its easier for us to include him and make sure he knows so he can't say he didn't know. I guess I'd like to know who this person is?

N. Jenkins: I don't remember his name.

Westenhofer: I can talk to Lauren, she should know.

N. Jenkins: the 3 previous people did absolutely nothing the whole time.

Moermond: well we're here now and what I'm hearing is you can stay in there. I'm hearing it didn't get closed down and kicked out instantly, which was on the menu. He didn't do that. That's positive. There's some repairs that need to be done, and I don't know what your skill level is in getting it done, if you need assistance. Have you looked at what those are and your ability to deal with it? Broken cabinets in the master bathroom.

N. Jenkins: I have friends that will help.

Moermond: if you need help, I want to identify some programs that may do that. Lauren might have contacts for that. You are able to do number 7, the deadbolt lock on the bedroom door.

Westenhofer: that's on the master, when we first walked in and we talked about it. He said he does that to keep people out, but there were other people in there. The deadbolt period, it requires special knowledge for the people in there, if they don't know its there or how to operate it in an emergency, it's a serious safety concern. Same goes for rescue personnel. Hasp Locks and deadbolts aren't allowed on a bedroom door.

Moermond: that's why its nice to have your girlfriend and sister living there, people you trust. This is a big safety concern. There needs to be two ways out, through the window, and through the door and out. You've compromised that with the deadbolt. Lets talk about the interior repairs, what do you think is reasonable on that?

Westenhofer: lets start with a 30 day and check in and see what you've got knocked down and done. Tightening down on security and focusing on repairing the house. 30 days isn't unrealistic. But I do know that sometimes 30 days isn't enough, but we'll start with that and you need to make progress. That will get you back where you don't want to be if you aren't. If we're making progress and the hiccup is money or filling out an application or a permit, that I can understand. I can help you channel where to go and who to talk to, however we can't tell you who to go with company-wise. If it needs a permit, you need to pull one. The exterior, once the dumpster is there, you go full tilt and fill it with everything you can. Its not just for throwing away things you don't want.

Its to get the house and garage cleaned out and you need to call when its full. It doesn't just disappear. The exterior things I saw, it's a house that was brought in and sat on a foundation, so you have these facades around the outside, which are falling down. You have the registers going around that are missing. Screens, replace or repair them. Garage door looks buckled to me.

N. Jenkins: they tried to break into the garage.

Westenhofer: those are the outside things we see, plus the trash, which the dumpster will help.

Moermond: so June 1 for exterior items. March 9, 2020 for the interior items.

Westenhofer: I agree.

Moermond: does knowing he's coming help you get it done?

N. Jenkins: he's done more than any one else, especially with my mental health and TBI. You've done more than the people that are supposed to help.

K. Jenkins: I think Sean's presence and knowing he may come helps Nate not let people in. That's what happened last week, they'd come and say they were getting a bag and then tell the police they lived there, when I just let them in to get the bag.

N. Jenkins: we had a brother with the trespass order. He's a big part of the problem.

K. Jenkins: right now he's currently out.

Moermond: did you all change the outside locks?

K. Jenkins: I did and someone kicked the door in.

Westenhofer: I don't physically know about the TRO with the brother. I can find out. I'm not sure if officer Hanson or Lego know about it. They weren't here today, we'll see if we cant get some traction on that.

N. Jenkins: I will reissue it if I have to. It was within the last year.

K. Jenkins: the police said he could just do a general trespass order. They come in the middle of the night. I have 3 minor kids there now. They are climbing through the windows.

Moermond: have you filled out forms to do that restraining order that would keep everyone out?

K. Jenkins: no, I don't know where he does that at?

Westenhofer: the report from Jan 30 from the police I'd like to submit. It was their report from their encounter. We're dealing with the police on some verbiage in there. We never told them they couldn't arrest or do their jobs.

K. Jenkins: the police kicked me and my kids out and left all these people in the house. It was very disappointing.

N. Jenkins: I had called, and we had the sheriff give me a call back and he basically passed the buck, like they couldn't come out a second time. Legally it seemed wrong. The trespass order is already done. And then they kicked out people that live in the property.

K. Jenkins: when I called Thursday, I called six times and asked them to remove people. I was being threatened with bear mace and knives because they didn't want to leave. They told me they wouldn't come out because the house is such a problem. We were trapped in there. Friday when they came back it was the same officer Thursday night who told me he was the one who said he wouldn't come out here.

Moermond: the outside doors, you replaced the locks, the door got kicked in. What's going on since then?

K. Jenkins: they kicked the door in and came in through the window. I went to Menards and they said we have to replace the whole door. I put sticks in all the windows, since the locks don't work. We were told to do that.

Moermond: the sticks are not a concern?

Westenhofer: my theory is if they are adults, they know how to take it out. I would say the deadbolt and window locks should all be replaced in the next 7 days. I'll check with Lauren for someone who can help. The only thing we could do on our end would cause more tax issues for you guys, the company we use would do it.

Moermond: how have the last couple days been?

N. Jenkins: quiet.

Moermond: Sean will reach out to Lauren, let me know if there's anything I can do to expedite to help make sure the doors and windows get taken care of. That has to be top of the list. You need to be safe in your person while you're there. That's my biggest concern, really.

K. Jenkins: my kids don't even want to be there right now, if I am not there and don't show up every day it's a problem. If its not safe I can't leave my kids there. It is definitely an emergency.

Moermond: when you've talked to me before you've been forthcoming about your mental health diagnosis and TBI and some physical issues. Sean coming by is helpful, your sister being there probably has the same effect. When I spoke to you before you were so adamant about helping people, but they were bringing things in that were dangerous. I am wondering if you have a plan moving forward that keeps yourself safe?

N. Jenkins: I gave people some time to stay, but if they can't help themselves, if you can't do it on your own I can't help, I'm not in a good way. You'll have people with mental health issues coming back. Some people are just mean and have a dirty side. A lot people have respect when I say I can't help them. It is what it is.

Moermond: I want to do what I can to help you keep that clear vision about what will keep you safe in your own home. Also, I'm concerned that because of what you've described you are somewhat vulnerable to being taken advantage of. How do we keep that with a clear sight?

K. Jenkins: his sister.

Moermond: ok, so between Krisandra and Sara.

Westenhofer: I think a couple things that have helped is that when we first came there was a tall skinny lady with glasses, she was worried about him too. At the point we have come by so many times, your sister is involved, Sara is involved, plus your hospital stay has helped you get a little organized. We worry about you regressing when one of them isn't around, or do you keep moving forward with your life. Not worrying about the outside. You can't go back to your ways of letting people take advantage of you. What makes you vulnerable adult is how they treated you. Its why we're here today, the taxes, the condemnation, the summary abatements, the vehicle abatements. We address what's there while we're there. When we talked to you last year about all the people in your house, that's what we mean. We just want to help you in way that might help you keep that mental focus.

Moermond: you seem more clear even than it was the last time we spoke.

N. Jenkins: I am.

Mermond: your medical stuff is outside what I can do, but that's something your case manager can help with? Did you talk with him before you came here about that?

House: his medical is back up and running. Its squared away right now. It is all running.

K. Jenkins: I'm not sure who the new case manger is. That's what case management is. I'm not sure why they're not visiting regularly. Sara is great, but she could leave him tomorrow, she's not responsible for him.

Moermond: ok, you're squared away right now. You have the ability to refill prescriptoins. Do you have follow up medical appointment from your hospital stay?

N. Jenkins: yes. That's what the problem with the case worker.

House: I'm trying to remember the medical and house stuff.

Moermond: we've got a couple dates for the work to be done. Lauren Lightner can help find someone to do the work on an emergency basis. In between now and March 9 deadline, it sounds like it would benefit from people dropping in.

Westenhofer: we need to change the officer's perspective on dealing with him, and go drop by and meet with him. Its been made clear is yes you have people watching and the police concern that they think he is vulnerable and being taken advantage of. I think what they're hoping that at some point with DSI we can somehow intervene and correct the issue or it will be a vacant building so its not their concern.

Moermond: is it possible for you to work with Chris Hanson or Ben Lego to do a proactive visit to talk with this family here about things they can do to keep the house stabilized? It seems like there needs to be a relationship established there. They can do proactive visits.

Westenhofer: yes, they would do that. If we sat down and talked to all 3 of them, with the 3 of us, and go over before, now and future. If you don't tie it all in, you can't understand what Nate was going through. You and Sara being there goes a long way to

proving to the cops that we're serious and we want Nate to stay on the narrow. We truly need your help. I think that will go along way.

Mermond: do you think you can do that this week?

Westenhofer: yes, I believe so.

Moermond: they can help with the stayaway and trespass orders, they work with them. You're in deep, they have seen 25 or 100 cases similar to yours and will have ideas and can be a good friend or a bad enemy. Someone's calling, if its not you it will be the neighbor, and if it's the neighbor you can bet its on the fast track to getting the house emptied.

Westenhofer: if those people aren't in the house, we also don't want them creating the same issue elsewhere. That's kind of where this is at right now.

N. Jenkins: some of these people are on a mission to get in trouble. I have rules about touching my neighbor. I've met a lot of resistance from the police to keep certain people away.

Westenhofer: there are laws and ordinances the police have to follow. If you allow a person to stay in your home, you've taken responsibility for them. You have to go through the legal avenue of getting them out. That could be some of what you're dealing with.

Moermond: you three should sit down and coordinate a time with Mr. Westenhofer. Ok next up is taxes. You picked up the house in 2017 and paid cash, and I just had Ms. Vang pull some tax information, right now taxes from 2017 to 2019 total \$7,620. I have here new assessments that I had Ms. Vang pull up and one page is certified and one page is pending. Right now, there's \$2,361. That would be on top of your regular property tax bill. That is putting you north of \$10,000 that you need to do a payment plan on. Going on a plan with the County to catch up taxes, its called a confession of judgement. You're agreeing you owe this money and enter into a plan to pay it off. They charge a low interest rate on it. You have a house worth say, \$140,000. For 1/14 of the value you may lose the whole thing. It is super important that not paying a bill that's \$10,000 or \$11,000, you may lose it all, you have to look at it as that. You need to start talking to Ramsey County about a payment plan. You've got some time to sort it out. The spring tax bill isn't due for a couple of months. Find out what your options are and what you can do. Sometimes people can't stay in their house, but if that happens to you, I want it to be you can walk away with \$125,000 by selling the house and paying the taxes and spend it on new housing. I would guard against receiving one large cash payment. You can work with an attorney to set things up to get monthly amounts of money. If you go rental, you should do that, so you won't lose your wealth, and it wont blow your other public assistance. I want you to know if things head south, just remember there are more options. You may want to look at getting an attorney, you probably qualify income wise to work with SMRLS. I have seen them work on real estate issues.

N. Jenkins: for years I've been fighting about the social security thing and asking for help for years. Since 2006.

Moermond: ok, so there's some work that still needs to be done there. You have options in your house, to talk to real estate people. I'm going to give you the assessments we know that are going to go on top of your property taxes. That's

moving towards 2021. We have several of them, and last time we were here we talked about the refrigerator in the yard and we looked at the order to move it. Right when we were finishing it, we had to move fast because you guys needed to leave, so we held off on a decision on that. Where I'm at with that is for that particular one, you owe for the refrigerator being moved off your property. I see you're in a tax pickle, and I can make it payable over 5 years, so after the Council decides it, you would get an invoice for 1/5th of that amount. Then, the next ones come forward, so it's a small bite compared to the big thing. The other assessments I'll have Sean walk through, we have a vehicle, some garbage, some excessive consumption. Are you using your garbage cart?

N. Jenkins: yes.

Moermond: is it filled to the top every week?

N. Jenkins: yes.

Moermond: so you need the large 96 gallon you have.

N. Jenkins: without all the people it makes it a lot easier as well. Part of it is my brother has been a big negative and never helped with bills or anything and I am cutting him out.

Moermond: there are sometimes points in our lives where we say that for right now, I can't have that person in my life. Bringing that back to the garbage bill, sounds like he's had garbage and wasn't taking care of it. For you guys and your family and kids, do you need the 96 gallons?

N. Jenkins: yes.

Moermond: so we have an unpaid bill, all this is when an unpaid bill the garbage company sends it to the City and say we couldn't collect the garbage that quarter, can you put it on the taxes. You have one hanging out for the third quarter of 2019, so I'm inclined to say you owe it and we'll make it payable over 5 years.

K. Jenkins: so they put it on the taxes, but who has been paying the bill since September and October?

Moermond: that's a good question.

Westenhofer: you might get more of these.

K. Jenkins: oh, ok.

N. Jenkins: the people that are present in my life now, they're actually going to help me with a lot of these bills, it will be a lot more smooth. Its just disappointing you can't count on people you should be able to.

Moermond: I had staff at the City in Public Works who do garbage hauling and asked them to look into your bill, and they reached out to the hauler for your area, which is Advanced. They told the City that this property has made one payment since the start of the program, that was October 17, 2018. That was the first bill that was sent out for the new service. Sounds like you paid that, but then last year none of the bills got paid. They're coming forward one by one, they'll all be about \$117. There will be four of

those. Two are already on your taxes, two are coming up now. Unlike the previous kind, I can't divide over time.

N. Jenkins: it was also such a problem, because as much as I put signs up about which was recycling and which was garbage, they lacked the common sense to put the right stuff in the right bins. So then recycling didn't get picked up, which allowed it to stack up. I couldn't keep my own brother doing it correctly. I don't blame them for not picking it up, it was obviously not recycling.

Moermond: three times a year with the large can like you have, you can call up Advanced and they will pick up a bulky item. They will not take carpeting unless its less than five feet. That will help if you don't get everything in the dumpster. Call them up and tell them next week you'll be putting out a couch. You get three free items. We'll give you a brochure.

House: He would get extra charges for all of the trash around the can. We have two trash cans it still wasn't enough.

Moermond: do you have a garage you can put it in?

Westenhofer: the problem with the garage is the people were shoving stuff in there.

House: we had \$46 extra dollars on one bill because of extra bags.

Moermond: when people see garbage or junk piled up, it attracts more junk. It is a magnet for more.

Westenhofer: we see this all the time. And unfortunately, when they know you have a dumpster or you're "the house" at that point, you have carts that show up randomly, couches, tv, its ungodly sometimes.

N. Jenkins: I deal with it all the time, it's a huge problem. If I'm able to put a camera out towards the garages and we could get plates, can we do something?

Westenhofer: there's a littering law. But you have to prove they did it, and can show the police, that works. Even if you just get a plate number, they'll run that too

Moermond: right now we have a vehicle abatement, it got towed from your property and the City wants to charge you for that. That was from last August.

N. Jenkins: isn't it the owner of the car's responsibility?

Moermond: if its on the street it is, if its on your property its all yours. It was a black truck, the front grill is torn off. It does have a plate in the back 521-WLK.

N. Jenkins: I don't know whose that is.

Moermond: we'll give you pictures. This is the vehicle that got towed off the property.

N. Jenkins: that's Steve's truck.

K. Jenkins: how long does he have before he can get a tag and tow to get it removed? Because this happens a lot.

Westenhofer: if you're having a problem with people dumping vehicles, during the day I can call parking enforcement officers for the FORCE unit and they will come right over.

Just like he did yesterday. The catch is, you guys have to be there to sign, and you also have to be the ones who call. If its on the street, you don't have to worry about it, he can deal with it.

Moermond: it was supposed to be done by August 16, they went out on the 20th and it wasn't done, and that's when they towed it. It was \$512.

N. Jenkins: the gentleman responsible's name is Steve Peterson. He went to jail, left his dog at my house.

Mai Vang: it was sold for \$150. Service cost was \$77.75, fees were \$350, \$75 administration fee, \$122 and financing cost of \$35. So the total was \$507.75.

Moermond: The total is wrong on the worksheet. City sent a letter about the junk vehicle, you didn't get it off the property, the City came and towed it, because it was on your property it is your property's problem.

N. Jenkins: how do I get the man this bill then?

Moermond: small claim's court is where you end up with this. I'm guessing he doesn't have the money if he's still incarcerated. It sounds to me like you just had an experience where you helped him get a vehicle towed off the property?

Westenhofer: yes, the vehicle that was there for well over 2 weeks and the trailer that was in the street was put in the driveway. It doesn't belong to Mr. Jenkins. The police told him to get it out of here or it will get towed, so it got moved into the driveway. Yesterday I reached out to the parking enforcement officer and they told me they wanted it out of here today, but I knew without the manager's tag and tow it wouldn't exactly be out of there, they'd have to pay. So, I told them I'd call a parking enforcement officer and we'd do the managers tow, they don't have to pay anything, they just need to make a phone call. The PEO came out and had Mr. Jenkins sign and gave him the ticket to have it removed, moving forward if any vehicles don't belong on their property you should call the non-emergency line and they will send a PEO out. If its on the street it takes 3 days before it can be towed.

Moermond: if it happens again, now you know how to do that. You didn't have that information or the ability to deal with it last August. So we have a big bill. I don't think I can be flexible on this one, I have police costs and tow company costs and all of that. I think we'll make this payable over 5 years too. The other one I'm looking at is an excessive consumption for excessive inspections. It's a \$400 bill were looking at.

Westenhofer: we have an assessment for \$366, service charge of \$35, total assessment of \$401. There was a gold card returned by Mr. Jenkins. This was for excessive inspection service between March 22 and April 19, 2019. Original complaint was for a garbage and broken window, the summary abatement orders were sent March 28, 2019, compliance date of April 4, correction notice sent April 5, and compliance recheck on April 10, looked like the recheck dates they issued excessive consumption.

Moermond: so this was because there was more than 3 in a twelve month time period. Many more. And then if there's that many, DSI starts charging \$122 every time someone gets a complaint and you have to go out there.

Westenhofer: correct, and it also looks like there was excessive consumption here for not having the work done or the garbage removed.

Moermond: so they want to charge for the wasted trip. I have the one you talked about for March 27 to April 19, then I have another one in front of me that has three violations in it, so that's three \$122 violations, plus a fee of \$157, so that's a \$401, and another one for one violation between July 23 and August 21, for \$122. So I'd like to take these two and say how do I turn this into a carrot for you to succeed. I can create a \$558 carrot here. If you can keep your nose clean for six months and not have the City taking care of your property for you, so you're shoveling snow, picking up garbage, mowing the lawn, you get an order you meet the deadlines. Are you onboard with trying that?

N. Jenkins: yeah. Could I have a summary of these previous vehicles and stuff like that? If there's a way to take them to small claims court and make them pay for the stuff they've done, you'd think that would be beneficial for me. There must be a ton of stuff.

Moermond: the vehicle would be the one that's a decent candidate to try and get money back. I don't know what the filing fee is.

K. Jenkins: you have to pay to file on him, that's \$75 a time.

Moermond: Mai Vang can send you an email with the orders attached, the pictures and the bill for the service and you can use that to attach to a claim. That's the evidence we can give you. I have no idea how it goes for you after that, but that would be all the documents the City has and we're happy to share them. We were talking about all those inspection fees, I want to make it that if you keep your nose clean for six months we can cut that down. Six months puts us in August, lets say August 12 Council will look at this again, and if things have been ok at the property in those six months, I'll recommend these get deleted. If they aren't, I'll recommend they get approved and divided over 5 years. If stuff happens just be on it.

Westenhofer: are you guys home tomorrow morning? Early? I have a 9 am on this side of town, but I'll get Officer Lego over between 7:30 and 8 and I can produce a list of names and numbers that would be helpful. But you have to keep the list and you can't lose it.

Moermond: we'll send paper copies and email to the email addresses you have.

K. Jenkins: my mother is his Power of Attorney, and she doesn't have any of these documents. Is there any way she can get mailed in Care of Nate a paper copy?

Moermond: we can copy her, we don't have her information though. But I can't let her be a decisionmaker on this. Mr. Jenkins is the only decisionmaker as far as I'm concerned, because I have not seen a Power of Attorney, empowering anyone else, including your mom, to make decisions about your property. But I don't have that right now, so I'm treating you like the only responsible person, and I'm happy to copy everybody else so they know what is going on, but you're the guy.

K. Jenkins: she pays his utility bills and things, so she needs to know. I believe her POA is over her house, she has authority to come in and tell people to leave.

Moermond: sure, and I trust that its out there, but until I see it, that's where we're at.

Referred to the City Council due back on 2/19/2020

Human Habitation and Order to Vacate at 876 LAWSON AVENUE EAST.

Sponsors: Yang

Grant the appeal on the condemnation. Grant to March 9, 2020 for interior items repairs. Grant to June 1, 2020 for exterior item repairs.

Krisandra Jenkins, sister, appeared

Nathanael Jenkins, owner, appeared.

Sara House, partner of Nathanael and occupant, appeared

Moermond: there's a lot going at the property. We can talk about them and come to some resolution. There is a lot going on, some I can work on and move things forward, what I'm aware of today that I can talk about is I have five assessments hanging out there for different kinds of things, just shy of \$1,000, and I know Mr. Westenhofer has condemned and ordered the house vacated and put some dates on that, we can talk about what that's about. You also haven't paid your property taxes in a while, and its scheduled to forfeit in 2021, I wanted to have that conversation out loud. I can give information but have no authority over that. Its state of Minnesota law administered by Ramsey County.

K Jenkins: he sets up the payment plan with you?

Moermond: no, it would be with Ramsey County. As I understand it the house is owned free and clear, the lien is just the taxes. Plus, the money we're talking about today. I'd like to start with talking about the vacate order.

Supervisor Sean Westenhofer: We made a decision to condemn the property back this past Friday, January 31. On the report from the police, they came to the house for a complaint, was over occupied and had unsanitary conditions. They took out drugs and weapons from the property. We knew there was multiple individuals at the property. Prior to that there was over 10 people in the house when we visited. We know he's trying to help people that don't have a place to go, he does live in a residential neighborhood that doesn't allow that, and its over occupied. On the 31st, his sister and girlfriend Sara was there. Mr. Jenkins was in the hospital. Maybe one or two other people, but not the other people we've seen in the past. Sister said they kicked everyone out and their stuff would be leaving. I contacted Lauren Lightener with House Calls, as well as the Fire Department to install smokes and carbons. We made it happen yesterday, they installed and replaced all carbons and smoke detectors. Lauren was out there, we have a dumpster coming tomorrow morning or afternoon, depending on permit. They also have kept people away, there hasn't been the multiple personnel at the house since his sister has been involved. Mr. Jenkins was there yesterday, we did a managers tag and tow for the car in the driveway. He didn't want to do it with the trailer, he was going to push it into the street and parking enforcement would come back. He offered to do it, we didn't have to ask him. We would be able to lift the condemnation based on the life safety issues taken care of, and the overoccupancy and rooming issues.

Moermond: when you wrote there was a number of things that were life safety, the big ones were more than four unrelated adults, more people that can be handled square footage-wise, the smokes and carbons. You feel like those are under control right now. There's still an order to address the other problems, standard practice would be you'd send a fresh letter lifting the condemnation, and then the outstanding orders.

Westenhofer: yes, there would be two letters. I don't know the conversation Ms.

Lightner had with you, her concern yesterday was just the dumpster. If you needed her to discuss home repairs, that would be something you'd have to contact her about.

House: she already sent his case manager out right before we came here. We already met with him and he is going back and talking with her and figuring out the best approach. The dumpster is supposed to be there between 9 am and 5 pm today.

Moermond: do you want us to copy your case manager on the record from here?

K. Jenkins: I don't know how much he helps, you don't have to add him right now. I heard he's been called multiple times by my brother and never came out.

Moermond: right, but at the same time its easier for us to include him and make sure he knows so he can't say he didn't know. I guess I'd like to know who this person is?

N. Jenkins: I don't remember his name.

Westenhofer: I can talk to Lauren, she should know.

N. Jenkins: the 3 previous people did absolutely nothing the whole time.

Moermond: well we're here now and what I'm hearing is you can stay in there. I'm hearing it didn't get closed down and kicked out instantly, which was on the menu. He didn't do that. That's positive. There's some repairs that need to be done, and I don't know what your skill level is in getting it done, if you need assistance. Have you looked at what those are and your ability to deal with it? Broken cabinets in the master bathroom.

N. Jenkins: I have friends that will help.

Moermond: if you need help, I want to identify some programs that may do that. Lauren might have contacts for that. You are able to do number 7, the deadbolt lock on the bedroom door.

Westenhofer: that's on the master, when we first walked in and we talked about it. He said he does that to keep people out, but there were other people in there. The deadbolt period, it requires special knowledge for the people in there, if they don't know its there or how to operate it in an emergency, it's a serious safety concern. Same goes for rescue personnel. Hasp Locks and deadbolts aren't allowed on a bedroom door.

Moermond: that's why its nice to have your girlfriend and sister living there, people you trust. This is a big safety concern. There needs to be two ways out, through the window, and through the door and out. You've compromised that with the deadbolt. Lets talk about the interior repairs, what do you think is reasonable on that?

Westenhofer: lets start with a 30 day and check in and see what you've got knocked down and done. Tightening down on security and focusing on repairing the house. 30 days isn't unrealistic. But I do know that sometimes 30 days isn't enough, but we'll start with that and you need to make progress. That will get you back where you don't want to be if you aren't. If we're making progress and the hiccup is money or filling out an application or a permit, that I can understand. I can help you channel where to go and who to talk to, however we can't tell you who to go with company-wise. If it needs a permit, you need to pull one. The exterior, once the dumpster is there, you go full tilt

and fill it with everything you can. Its not just for throwing away things you don't want. Its to get the house and garage cleaned out and you need to call when its full. It doesn't just disappear. The exterior things I saw, it's a house that was brought in and sat on a foundation, so you have these facades around the outside, which are falling down. You have the registers going around that are missing. Screens, replace or repair them. Garage door looks buckled to me.

N. Jenkins: they tried to break into the garage.

Westenhofer: those are the outside things we see, plus the trash, which the dumpster will help.

Moermond: so June 1 for exterior items. March 9, 2020 for the interior items.

Westenhofer: I agree.

Moermond: does knowing he's coming help you get it done?

N. Jenkins: he's done more than any one else, especially with my mental health and TBI. You've done more than the people that are supposed to help.

K. Jenkins: I think Sean's presence and knowing he may come helps Nate not let people in. That's what happened last week, they'd come and say they were getting a bag and then tell the police they lived there, when I just let them in to get the bag.

N. Jenkins: we had a brother with the trespass order. He's a big part of the problem.

K. Jenkins: right now he's currently out.

Moermond: did you all change the outside locks?

K. Jenkins: I did and someone kicked the door in.

Westenhofer: I don't physically know about the TRO with the brother. I can find out. I'm not sure if officer Hanson or Lego know about it. They weren't here today, we'll see if we cant get some traction on that.

N. Jenkins: I will reissue it if I have to. It was within the last year.

K. Jenkins: the police said he could just do a general trespass order. They come in the middle of the night. I have 3 minor kids there now. They are climbing through the windows.

Moermond: have you filled out forms to do that restraining order that would keep everyone out?

K. Jenkins: no, I don't know where he does that at?

Westenhofer: the report from Jan 30 from the police I'd like to submit. It was their report from their encounter. We're dealing with the police on some verbiage in there. We never told them they couldn't arrest or do their jobs.

K. Jenkins: the police kicked me and my kids out and left all these people in the house. It was very disappointing.

N. Jenkins: I had called, and we had the sheriff give me a call back and he basically passed the buck, like they couldn't come out a second time. Legally it seemed wrong. The trespass order is already done. And then they kicked out people that live in the property.

K. Jenkins: when I called Thursday, I called six times and asked them to remove people. I was being threatened with bear mace and knives because they didn't want to leave. They told me they wouldn't come out because the house is such a problem. We were trapped in there. Friday when they came back it was the same officer Thursday night who told me he was the one who said he wouldn't come out here.

Moermond: the outside doors, you replaced the locks, the door got kicked in. What's going on since then?

K. Jenkins: they kicked the door in and came in through the window. I went to Menards and they said we have to replace the whole door. I put sticks in all the windows, since the locks don't work. We were told to do that.

Moermond: the sticks are not a concern?

Westenhofer: my theory is if they are adults, they know how to take it out. I would say the deadbolt and window locks should all be replaced in the next 7 days. I'll check with Lauren for someone who can help. The only thing we could do on our end would cause more tax issues for you guys, the company we use would do it.

Moermond: how have the last couple days been?

N. Jenkins: quiet.

Moermond: Sean will reach out to Lauren, let me know if there's anything I can do to expedite to help make sure the doors and windows get taken care of. That has to be top of the list. You need to be safe in your person while you're there. That's my biggest concern, really.

K. Jenkins: my kids don't even want to be there right now, if I am not there and don't show up every day it's a problem. If its not safe I can't leave my kids there. It is definitely an emergency.

Moermond: when you've talked to me before you've been forthcoming about your mental health diagnosis and TBI and some physical issues. Sean coming by is helpful, your sister being there probably has the same effect. When I spoke to you before you were so adamant about helping people, but they were bringing things in that were dangerous. I am wondering if you have a plan moving forward that keeps yourself safe?

N. Jenkins: I gave people some time to stay, but if they can't help themselves, if you can't do it on your own I can't help, I'm not in a good way. You'll have people with mental health issues coming back. Some people are just mean and have a dirty side. A lot people have respect when I say I can't help them. It is what it is.

Moermond: I want to do what I can to help you keep that clear vision about what will keep you safe in your own home. Also, I'm concerned that because of what you've described you are somewhat vulnerable to being taken advantage of. How do we keep that with a clear sight?

K. Jenkins: his sister.

Moermond: ok, so between Krisandra and Sara.

Westenhofer: I think a couple things that have helped is that when we first came there was a tall skinny lady with glasses, she was worried about him too. At the point we have come by so many times, your sister is involved, Sara is involved, plus your hospital stay has helped you get a little organized. We worry about you regressing when one of them isn't around, or do you keep moving forward with your life. Not worrying about the outside. You can't go back to your ways of letting people take advantage of you. What makes you vulnerable adult is how they treated you. Its why we're here today, the taxes, the condemnation, the summary abatements, the vehicle abatements. We address what's there while we're there. When we talked to you last year about all the people in your house, that's what we mean. We just want to help you in way that might help you keep that mental focus.

Moermond: you seem more clear even than it was the last time we spoke.

N. Jenkins: I am.

Mermond: your medical stuff is outside what I can do, but that's something your case manager can help with? Did you talk with him before you came here about that?

House: his medical is back up and running. Its squared away right now. It is all running.

K. Jenkins: I'm not sure who the new case manger is. That's what case management is. I'm not sure why they're not visiting regularly. Sara is great, but she could leave him tomorrow, she's not responsible for him.

Moermond: ok, you're squared away right now. You have the ability to refill prescriptoins. Do you have follow up medical appointment from your hospital stay?

N. Jenkins: yes. That's what the problem with the case worker.

House: I'm trying to remember the medical and house stuff.

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N. Jenkins: some of these people are on a mission to get in trouble. I have rules about touching my neighbor. I've met a lot of resistance from the police to keep certain people away.

Westenhofer: there are laws and ordinances the police have to follow. If you allow a person to stay in your home, you've taken responsibility for them. You have to go through the legal avenue of getting them out. That could be some of what you're dealing with.

Moermond: you three should sit down and coordinate a time with Mr. Westenhofer. Ok next up is taxes. You picked up the house in 2017 and paid cash, and I just had Ms. Vang pull some tax information, right now taxes from 2017 to 2019 total \$7,620. I have here new assessments that I had Ms. Vang pull up and one page is certified and one page is pending. Right now, there's \$2,361. That would be on top of your regular property tax bill. That is putting you north of \$10,000 that you need to do a payment plan on. Going on a plan with the County to catch up taxes, its called a confession of judgement. You're agreeing you owe this money and enter into a plan to pay it off. They charge a low interest rate on it. You have a house worth say, \$140,000. For 1/14 of the value you may lose the whole thing. It is super important that not paying a bill that's \$10,000 or \$11,000, you may lose it all, you have to look at it as that. You need to start talking to Ramsey County about a payment plan. You've got some time to sort it out. The spring tax bill isn't due for a couple of months. Find out what your options are and what you can do. Sometimes people can't stay in their house, but if that happens to you, I want it to be you can walk away with \$125,000 by selling the house and paying the taxes and spend it on new housing. I would guard against receiving one large cash payment. You can work with an attorney to set things up to get monthly amounts of money. If you go rental, you should do that, so you won't lose your wealth, and it wont blow your other public assistance. I want you to know if things head south, just remember there are more options. You may want to look at getting an attorney, you probably qualify income wise to work with SMRLS. I have seen them work on real estate issues.

N. Jenkins: for years I've been fighting about the social security thing and asking for help for years. Since 2006.

Moermond: ok, so there's some work that still needs to be done there. You have options in your house, to talk to real estate people. I'm going to give you the

assessments we know that are going to go on top of your property taxes. That's moving towards 2021. We have several of them, and last time we were here we talked about the refrigerator in the yard and we looked at the order to move it. Right when we were finishing it, we had to move fast because you guys needed to leave, so we held off on a decision on that. Where I'm at with that is for that particular one, you owe for the refrigerator being moved off your property. I see you're in a tax pickle, and I can make it payable over 5 years, so after the Council decides it, you would get an invoice for 1/5th of that amount. Then, the next ones come forward, so it's a small bite compared to the big thing. The other assessments I'll have Sean walk through, we have a vehicle, some garbage, some excessive consumption. Are you using your garbage cart?

N. Jenkins: yes.

Moermond: is it filled to the top every week?

N. Jenkins: yes.

Moermond: so you need the large 96 gallon you have.

N. Jenkins: without all the people it makes it a lot easier as well. Part of it is my brother has been a big negative and never helped with bills or anything and I am cutting him out.

Moermond: there are sometimes points in our lives where we say that for right now, I can't have that person in my life. Bringing that back to the garbage bill, sounds like he's had garbage and wasn't taking care of it. For you guys and your family and kids, do you need the 96 gallons?

N. Jenkins: yes.

Moermond: so we have an unpaid bill, all this is when an unpaid bill the garbage company sends it to the City and say we couldn't collect the garbage that quarter, can you put it on the taxes. You have one hanging out for the third quarter of 2019, so I'm inclined to say you owe it and we'll make it payable over 5 years.

K. Jenkins: so they put it on the taxes, but who has been paying the bill since September and October?

Moermond: that's a good question.

Westenhofer: you might get more of these.

K. Jenkins: oh, ok.

N. Jenkins: the people that are present in my life now, they're actually going to help me with a lot of these bills, it will be a lot more smooth. Its just disappointing you can't count on people you should be able to.

Moermond: I had staff at the City in Public Works who do garbage hauling and asked them to look into your bill, and they reached out to the hauler for your area, which is Advanced. They told the City that this property has made one payment since the start of the program, that was October 17, 2018. That was the first bill that was sent out for the new service. Sounds like you paid that, but then last year none of the bills got

paid. They're coming forward one by one, they'll all be about \$117. There will be four of those. Two are already on your taxes, two are coming up now. Unlike the previous kind, I can't divide over time.

N. Jenkins: it was also such a problem, because as much as I put signs up about which was recycling and which was garbage, they lacked the common sense to put the right stuff in the right bins. So then recycling didn't get picked up, which allowed it to stack up. I couldn't keep my own brother doing it correctly. I don't blame them for not picking it up, it was obviously not recycling.

Moermond: three times a year with the large can like you have, you can call up Advanced and they will pick up a bulky item. They will not take carpeting unless its less than five feet. That will help if you don't get everything in the dumpster. Call them up and tell them next week you'll be putting out a couch. You get three free items. We'll give you a brochure.

House: He would get extra charges for all of the trash around the can. We have two trash cans it still wasn't enough.

Moermond: do you have a garage you can put it in?

Westenhofer: the problem with the garage is the people were shoving stuff in there.

House: we had \$46 extra dollars on one bill because of extra bags.

Moermond: when people see garbage or junk piled up, it attracts more junk. It is a magnet for more.

Westenhofer: we see this all the time. And unfortunately, when they know you have a dumpster or you're "the house" at that point, you have carts that show up randomly, couches, tv, its ungodly sometimes.

N. Jenkins: I deal with it all the time, it's a huge problem. If I'm able to put a camera out towards the garages and we could get plates, can we do something?

Westenhofer: there's a littering law. But you have to prove they did it, and can show the police, that works. Even if you just get a plate number, they'll run that too

Moermond: right now we have a vehicle abatement, it got towed from your property and the City wants to charge you for that. That was from last August.

N. Jenkins: isn't it the owner of the car's responsibility?

Moermond: if its on the street it is, if its on your property its all yours. It was a black truck, the front grill is torn off. It does have a plate in the back 521-WLK.

N. Jenkins: I don't know whose that is.

Moermond: we'll give you pictures. This is the vehicle that got towed off the property.

N. Jenkins: that's Steve's truck.

K. Jenkins: how long does he have before he can get a tag and tow to get it removed? Because this happens a lot.

Westenhofer: if you're having a problem with people dumping vehicles, during the day I

can call parking enforcement officers for the FORCE unit and they will come right over. Just like he did yesterday. The catch is, you guys have to be there to sign, and you also have to be the ones who call. If its on the street, you don't have to worry about it, he can deal with it.

Moermond: it was supposed to be done by August 16, they went out on the 20th and it wasn't done, and that's when they towed it. It was \$512.

N. Jenkins: the gentleman responsible's name is Steve Peterson. He went to jail, left his dog at my house.

Mai Vang: it was sold for \$150. Service cost was \$77.75, fees were \$350, \$75 administration fee, \$122 and financing cost of \$35. So the total was \$507.75.

Moermond: The total is wrong on the worksheet. City sent a letter about the junk vehicle, you didn't get it off the property, the City came and towed it, because it was on your property it is your property's problem.

N. Jenkins: how do I get the man this bill then?

Moermond: small claim's court is where you end up with this. I'm guessing he doesn't have the money if he's still incarcerated. It sounds to me like you just had an experience where you helped him get a vehicle towed off the property?

Westenhofer: yes, the vehicle that was there for well over 2 weeks and the trailer that was in the street was put in the driveway. It doesn't belong to Mr. Jenkins. The police told him to get it out of here or it will get towed, so it got moved into the driveway. Yesterday I reached out to the parking enforcement officer and they told me they wanted it out of here today, but I knew without the manager's tag and tow it wouldn't exactly be out of there, they'd have to pay. So, I told them I'd call a parking enforcement officer and we'd do the managers tow, they don't have to pay anything, they just need to make a phone call. The PEO came out and had Mr. Jenkins sign and gave him the ticket to have it removed, moving forward if any vehicles don't belong on their property you should call the non-emergency line and they will send a PEO out. If its on the street it takes 3 days before it can be towed.

Moermond: if it happens again, now you know how to do that. You didn't have that information or the ability to deal with it last August. So we have a big bill. I don't think I can be flexible on this one, I have police costs and tow company costs and all of that. I think we'll make this payable over 5 years too. The other one I'm looking at is an excessive consumption for excessive inspections. It's a \$400 bill were looking at.

Westenhofer: we have an assessment for \$366, service charge of \$35, total assessment of \$401. There was a gold card returned by Mr. Jenkins. This was for excessive inspection service between March 22 and April 19, 2019. Original complaint was for a garbage and broken window, the summary abatement orders were sent March 28, 2019, compliance date of April 4, correction notice sent April 5, and compliance recheck on April 10, looked like the recheck dates they issued excessive consumption.

Moermond: so this was because there was more than 3 in a twelve month time period. Many more. And then if there's that many, DSI starts charging \$122 every time someone gets a complaint and you have to go out there.

Westenhofer: correct, and it also looks like there was excessive consumption here for not having the work done or the garbage removed.

Moermond: so they want to charge for the wasted trip. I have the one you talked about for March 27 to April 19, then I have another one in front of me that has three violations in it, so that's three \$122 violations, plus a fee of \$157, so that's a \$401, and another one for one violation between July 23 and August 21, for \$122. So I'd like to take these two and say how do I turn this into a carrot for you to succeed. I can create a \$558 carrot here. If you can keep your nose clean for six months and not have the City taking care of your property for you, so you're shoveling snow, picking up garbage, mowing the lawn, you get an order you meet the deadlines. Are you onboard with trying that?

N. Jenkins: yeah. Could I have a summary of these previous vehicles and stuff like that? If there's a way to take them to small claims court and make them pay for the stuff they've done, you'd think that would be beneficial for me. There must be a ton of stuff.

Moermond: the vehicle would be the one that's a decent candidate to try and get money back. I don't know what the filing fee is.

K. Jenkins: you have to pay to file on him, that's \$75 a time.

Moermond: Mai Vang can send you an email with the orders attached, the pictures and the bill for the service and you can use that to attach to a claim. That's the evidence we can give you. I have no idea how it goes for you after that, but that would be all the documents the City has and we're happy to share them. We were talking about all those inspection fees, I want to make it that if you keep your nose clean for six months we can cut that down. Six months puts us in August, lets say August 12 Council will look at this again, and if things have been ok at the property in those six months, I'll recommend these get deleted. If they aren't, I'll recommend they get approved and divided over 5 years. If stuff happens just be on it.

Westenhofer: are you guys home tomorrow morning? Early? I have a 9 am on this side of town, but I'll get Officer Lego over between 7:30 and 8 and I can produce a list of names and numbers that would be helpful. But you have to keep the list and you can't lose it.

Moermond: we'll send paper copies and email to the email addresses you have.

K. Jenkins: my mother is his Power of Attorney, and she doesn't have any of these documents. Is there any way she can get mailed in Care of Nate a paper copy?

Moermond: we can copy her, we don't have her information though. But I can't let her be a decisionmaker on this. Mr. Jenkins is the only decisionmaker as far as I'm concerned, because I have not seen a Power of Attorney, empowering anyone else, including your mom, to make decisions about your property. But I don't have that right now, so I'm treating you like the only responsible person, and I'm happy to copy everybody else so they know what is going on, but you're the guy.

K. Jenkins: she pays his utility bills and things, so she needs to know. I believe her POA is over her house, she has authority to come in and tell people to leave.

Moermond: sure, and I trust that its out there, but until I see it, that's where we're at.

Referred to the City Council due back on 2/19/2020