



Legislation Details (With Text)

File #: RLH RR 19- 26 **Version:** 4 **Name:** 578 Lafond Ave Remove/Repair

Type: Resolution LH Substantial Abatement Order **Status:** Passed

In control: City Council

Final action: 11/20/2019

Title: Ordering the rehabilitation or razing and removal of the structures at 578 LAFOND AVENUE within fifteen (15) days after the October 23, 2019 City Council public hearing. (Amend to grant 180 days)

Sponsors: Dai Thao

Indexes: Substantial Abatement Orders, Ward - 1

Code sections:

Attachments: 1. 578 Lafond Ave.OTA 7-19-19, 2. 578 Lafond Ave.PH 8-23-19, 3. 578 Lafond Ave.SHPO Form 8-8-19, 4. 578 Lafond Ave.Fire Photos.11-16-17.pdf, 5. 578 Lafond Ave.Photos 11-21-17, 6. 578 Lafond Ave.Photos 7-18-19, 7. 578 Lafond.Johnson R-R Ltr.9-25-19, 8. 578 Lafond Ave.Cost of Repair.10-8-19.pdf, 9. 578 Lafond.Johnson R-R Ltr.10-9-19, 10. 578 Lafond Ave.Ben Johnson email & State Farm Structural Damage Claim.10-21-19.pdf, 11. 578 Lafond Ave.Chris Chinn email & Spire Account.10-18-19.pdf, 12. 578 Lafond Ave.Marcial Obregon email & TrueScope Cost of Repairs.10-21-19.pdf, 13. 578 Lafond Ave.Signed Page of the Cost of the Repair..pdf, 14. 578 Lafond Ave.Affidavit of Funds.9-24-19.pdf, 15. 578 Lafond Ave.Code Compliance Inspection Rpt.10-15-19, 16. 578 Lafond Ave.Ben Johnson Email.10-31-19.pdf, 17. 578 Lafond.Carvalho-Johnson R-R Ltr.10-31-19.pdf, 18. 578 Lafond Ave.Taylor-Owner Restoration Agreement.10-21-19.pdf, 19. 578 Lafond Ave.Ben Johnson email to LHO.11-7-19.pdf, 20. 578 Lafond Ave.Summary of loss.11-7-19.pdf, 21. 578 Lafond.Carvalho-Johnson R-R Ltr.11-7-19.pdf, 22. 578 Lafond.Carvalho-Johnson Revised R-R Ltr.11-7-19.pdf, 23. 578 Lafond Ave.Breakdown of Cost.11-12-19.pdf, 24. 578 Lafond Ave.Affidavit of Financial Doc.11-12-19.pdf, 25. 578 Lafond Ave.Affidavit of Available Funds.11-12-19.pdf, 26. 578 Lafond Ave.Dwelling RCV check.11-19-19.pdf

Date	Ver.	Action By	Action	Result
11/21/2019	4	Mayor's Office	Signed	
11/20/2019	3	City Council	Adopted As Amended	Pass
11/12/2019	2	Legislative Hearings	Referred	
11/6/2019	2	City Council	Referred	
10/23/2019	2	City Council	Continue Public Hearing	
10/8/2019	1	Legislative Hearings	Referred	
9/24/2019	1	Legislative Hearings	Laid Over	

Ordering the rehabilitation or razing and removal of the structures at 578 LAFOND AVENUE within fifteen (15) days after the October 23, 2019 City Council public hearing. (Amend to grant 180 days)

AMENDED 11/13/19 and 11/20/19

WHEREAS, the Department of Safety and Inspections has determined that 578 LAFOND AVENUE is a nuisance building pursuant to Saint Paul Legislative Code §45.02 as 1) it is a vacant building as defined in §43.02; and 2) it has multiple housing code or building code violations or it has conditions constituting material endangerment as defined in §34.23, or it has a documented and confirmed history as a blighting influence in the community; and

WHEREAS, this property is legally described as follows, to wit: MICHEL'S SUBDIVISION OF BLK 5 EX E 30 FT; LOT 4 TOGETHER WITH ALL OF LOT 5 BLK 2; and

WHEREAS, based upon the records in the Ramsey County Recorder's Office and information on file or obtained by the Department of Safety and Inspections, the following are the owners, interested or responsible parties for the subject property as of July 19, 2019: Brent G. Johnson, PO Box 4603, St Paul MN 55104-0603; and Frogtown Neighborhood Association; and

WHEREAS, each of these parties was served a written order dated July 19, 2019 advising them of the basis for the determination that the subject property was a nuisance, and that the nuisance building was to be repaired or razed and removed by August 18, 2019; and

WHEREAS, this order informed the interested or responsible parties that they must repair or raze and remove the structures(s) located on the Subject Property by August 18, 2019; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on July 22, 2019 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by August 18, 2019, and therefore an abatement hearing was scheduled before the City Council on October 23, 2019 and the owner or his duly authorized representative and any interested parties or their duly authorized representatives were properly notified of the time, date and place of the hearing; and

WHEREAS, the Legislative Hearing Officer provided the owner and other interested parties an opportunity to discuss the matter at legislative hearings on September 24 and October 8, 2019 and November 12, 2019; and

WHEREAS, a public hearings were was held on October 23, 2019, November 6 and November 20, 2019, and the City Council reviewed the record, which included the exhibits from the Department of Safety and Inspections, the minutes and recommendation of the Legislative Hearing Officer and any testimony at the hearing. Now, Therefore Be It

RESOLVED, that the Saint Paul City Council hereby finds:

1. That the structure(s) at 578 LAFOND AVENUE is a nuisance building pursuant to Saint Paul Legislative Code §45.02, as 1) it is a vacant building as defined in §43.02; and 2) it has multiple housing code or building code violations or it has conditions constituting material endangerment as defined in §34.23, or it has a documented and confirmed history as a blighting influence in the community; and 3) these nuisance conditions have not been corrected after notice of the same to the owner.
2. That the Department of Safety and Inspections has complied with all of the procedural requirements of the Saint Paul Legislative Code Chapter 45.
3. That the owners, interested parties or responsible parties have not presented a plan acceptable to the Legislative Hearing Officer and Department of Safety and Inspections staff to repair the structure(s) and correct all of the deficiencies listed in the Order to Abate Nuisance Building and the Code Compliance report and to make the structure(s) safe and code compliant within 15 days. And, Be It Further

RESOLVED, that the City Council orders that the owners, interested parties or responsible parties shall repair the structure, correct all of the deficiencies listed in the Order to Abate Nuisance Building and the Code Compliance report and to make the structure(s) safe and code compliant, or shall raze and remove the structure(s) within ~~45~~ 180 days after the City Council Public Hearing. And, Be it Further;

RESOLVED, that at the conclusion of the 180-day grant of time, the Council will receive a report from the

Legislative Hearing Officer with findings on the status of the nuisance abatement; And Be It Further

RESOLVED, that a Legislative Hearing is scheduled for May 26, 2020 at which owners, interested parties and Department of Safety and Inspection staff will present information on the current building conditions and progress toward abatement of the dangerous/nuisance conditions and the resulting findings will be presented to the City Council at a public hearing on June 10, 2020 for its consideration; And, Be It Further

RESOLVED, that if the necessary corrective action has not been taken within the time allotted, the Department of Safety and Inspections is authorized to take those steps necessary to raze and remove this structure and to charge the costs incurred in accordance with Saint Paul Legislative Code §45.12(4). Any personal property or fixtures of any kind shall be removed by the owners, interested parties or responsible parties prior to the resolution compliance date or it will be considered to be abandoned and the City of Saint Paul shall remove and dispose of such property as it deems appropriate. And, Be It

FINALLY RESOLVED, that this resolution shall be served on any of the parties required to be notified in Saint Paul Legislative Code §45.12(4).