RLH VBR 25-25 1331 Stillwater

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED
MAY 22 2025
CITY CLERK

We need the following to process your appeal:

- ☑ $25 filing fee (non-refundable) (payable to the City of Saint Paul)(if cash: receipt number check #2044)
- ☑ Copy of the City-issued orders/letter being appealed
- ☑ Attachments you may wish to include
- ☑ This appeal form completed
- ☑ Walk-In *OR* ☐ Mail-In

for abatement orders only: ☐ Email *OR* ☐ Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, May 27, 2025
Location of Hearing:
☒ **Telephone:** *you will be called between*
1:00pm & 3:00 pm
☐ **In person** *(Room 330 City Hall)* **at:** _____
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 1331 Stillwater Ave City: Saint Paul State: MN Zip: 55106

Appellant/Applicant: Otto Hiller Email ottohiller1@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 651-270-2468

Signature: Otto Hiller Date: 05/22/2025

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 910 Aldine Street, Saint Paul, MN 55104

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? *Attachments Are Acceptable*

- ☐ **Vacate Order/Condemnation/ Revocation of Fire C of O** _____
- ☐ **Summary/Vehicle Abatement** _____
- ☐ **Fire C of O Deficiency List/Correction** _____
- ☐ **Code Enforcement Correction Notice** _____
- ■ **Vacant Building Registration** our house was demolished Dec 2024 hole filled in April 2025
- ☐ **Other** (Fence Variance, Code Compliance, etc.) _____

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806

Telephone: 651- 266- 8989
Facsimile: 651- 266- 1919
www.stpaul.gov/dsi

May 14, 2025

Otto Hiller
910 Aldine St
St Paul MN 55104- 1110

Customer #: 1904753
Bill #: 1938893

VACANT BUILDING REGISTRATION FEE
WARNING LETTER

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **$2,459.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

The fee for the vacant building located at 1331 STILLWATER AVE is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.

DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

The full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re- register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy** OR **Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Daniel Hesse, at 651- 252- 8293.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

You may file an appeal to this fee or registration requirements, **unless the fee was previously appealed**, by contacting the City Clerk's Office by calling (651)266- 8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form
SM: rg
vb_warning_letter 2/15

Also Sent To:
Otto H Hiller/Betty Hiller 1331 Stillwater Ave St Paul MN 55106- 3407

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Vacant Buildings Program Manager

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(https://www.stpaul.gov/)

Saint Paul Online Services (/)

My DSI Bills

Details

Show 10 entries

Search:

Select to Pay	Bill Date	Bill Number	FolderRSN	Folder Type	Property Address	Total Amount Due	Detail
☐	APRIL 14, 2025	1938893	5273237	Vacant Building Fee	1331 STILLWATER AVE	$2459.00	Detail
☑	DECEMBER 01, 2024	1917055	5328530	PW Right of Way Permit	1331 STILLWATER AVE	$35.00	Detail
☑	MAY 14, 2024	1843888	5273237	Vacant Building Fee	1331 STILLWATER AVE	$2459.00	Detail

-appeal

paid 5-21-25

Showing page 1 of 1

Previous 1 Next

☐ Select/Deselect All DSI Bills

Pay Selected DSI Bills

Previous

DSI (https://www.stpaul.gov/departments/safety-inspections): 375 Jackson, Street Suite 220 | Saint Paul, MN 55101 | 651-266-8989
SPRWS (https://www.stpaul.gov/departments/saint-paul-regional-water-services): McCarrons Center, 1900 Rice Street | Saint Paul, MN 55113 | 651-266-6350

Saint Paul Minnesota
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(https://www.stpaul.gov/)

Saint Paul Online Services (/)

Thank you for your payment.

Your Payment transaction was successfull! Please print this page for your record.

Receipt Number:

210525C1C-356D5C43-0F3A-4828-A193-0E0D40BFCFAA

Bank Code:

730577

Total Amount Paid:

2494.00

Your permit and/or receipt will be emailed to you.

Return to Pay My Bill

Print Now

Subject: RE: 1331 Stillwater Ave
From: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Date: 5/22/2025, 7:57 AM
To: Otto Hiller <ottohiller1@gmail.com>, Gary Koehnen <Gary.Koehnen@ci.stpaul.mn.us>
CC: Jason Brash <Jason.Brash@ci.stpaul.mn.us>, Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>, Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>, Cindy Marinaro <mickeycrazy1335@yahoo.com>

Changing the address in the subject to avert further confusion, thanks Gary / Otto.

Clint Zane
Code Compliance Officer
Building Inspector
Department of Safety and Inspections
375 Jackson Street, Suite 300
Saint Paul, MN 55101
P: 651-266-9029
C: 651-248-3860
Clint.Zane@ci.stpaul.mn.us

Making Saint Paul the Most Livable City in America

DSI's Mission: "To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all."

From: Otto Hiller <ottohiller1@gmail.com>
Sent: Thursday, May 22, 2025 7:43 AM
To: Gary Koehnen <Gary.Koehnen@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Cc: Jason Brash <Jason.Brash@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Cindy Marinaro <mickeycrazy1335@yahoo.com>
Subject: Re: 1330 Stillwater Ave

Think Before You Click: This email originated **outside** our organization.

Gary,

Yes the address is 1331 Stillwater Ave

Thanks,
Otto

On 5/22/2025 7:10 AM, Gary Koehnen wrote:

> Good Morning
>
> I believe the address is 1331 not 1330. I will need to hear from the electrical contractor to setup an inspection. I have not heard from anybody since June 4th 2024. I will give them a call this morning.
>
> Thank you

SAINT PAUL
MINNESOTA

Gary Koehnen
Electrical Inspector
Department of Safety and Inspections
375 Jackson St Suite 220
Saint Paul, MN 55102
Office phone: 651-266-9039
gary.koehnen@ci.stpaul.mn.us
www.StPaul.gov

From: Otto Hiller <ottohiller1@gmail.com>
Sent: Wednesday, May 21, 2025 2:21 PM
To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Cc: Jason Brash <Jason.Brash@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Cindy Marinaro <mickeycrazy1335@yahoo.com>; Gary Koehnen <Gary.Koehnen@ci.stpaul.mn.us>
Subject: Re: 1330 Stillwater Ave

Think Before You Click: This email originated **outside** our organization.

Clint,

Great, thanks!

I called and left a message for Gary Koenen. The temp power was for lighting and running dehumidifiers in the house after the fire until July 2024 while contents were inventoried and removed. I found and attached the invoice for the temporary power. When preparing for demolition last fall Xcel had removed the power line from the pole to the house. So I think there's not much to inspect.

Thanks,
Otto Hiller
651-270-2468

On 5/21/2025 1:59 PM, Clint Zane wrote:

> Hi Otto,
>
> Just swung by, I swung by there today and the final grade looks good. I am OK with that timeline for the rebuilding of the retaining wall. It looks like there is still an electrical permit open that was originally for the temp power after the fire. Once you get that inspected and signed off, let me know and I can close the demo permit and VB file. I have CC'd Gary Koenen the electrical inspector here. His number is: 651-266-9039.
>
> Thanks,

email 316

Clint Zane
Code Compliance Officer
Building Inspector
Department of Safety and Inspections
375 Jackson Street, Suite 300
Saint Paul, MN 55101
P: 651-266-9029
C: 651-248-3860
Clint.Zane@ci.stpaul.mn.us

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From: Otto Hiller <ottohiller1@gmail.com>
Sent: Wednesday, May 21, 2025 9:46 AM
To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Cc: Jason Brash <Jason.Brash@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Cindy Marinaro <mickeycrazy1335@yahoo.com>
Subject: Re: 1330 Stillwater Ave

Some people who received this message don't often get email from ottohiller1@gmail.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Clint,

The demo contractor Richard Mongo says he took care of the grading requirement a while ago, he should have called you Monday. Is this satisfactory and the demo permit closed?

My neighbor Cindy has a contractor for the retaining wall who has talked with Planning and plans to do the work in late June.

Thanks,
Otto Hiller
651-270-2468

On 4/24/2025 8:53 AM, Clint Zane wrote:

> Otto,
>
> I spoke with the demo contractor yesterday and told him he would need to do a final grade on the lot. You will also need to put some grass seed or sod down for erosion control.
>
> When you decide on a contractor to build the retaining wall, they will need to pull a permit for that.

email 4 of 6

Thanks,

Clint Zane
Code Compliance Officer
Building Inspector
Department of Safety and Inspections
375 Jackson Street, Suite 300
Saint Paul, MN 55101
P: 651-266-9029
C: 651-248-3860
Clint.Zane@ci.stpaul.mn.us

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From: Otto Hiller <ottohiller1@gmail.com>
Sent: Tuesday, April 22, 2025 3:37 PM
To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Cc: Jason Brash <Jason.Brash@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Cindy Marinaro <mickeycrazy1335@yahoo.com>
Subject: Re: 1330 Stillwater Ave

You don't often get email from ottohiller1@gmail.com. Learn why this is important

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Hi Clint,

The contractor for the Demolition was Richard Mongo of USAFRIK Construction
612-886-2938
952-838-5933

rmongo@usafrik.com

I just talked with him. He will give you a call tomorrow morning. He would like to meet you on site to discuss what is needed to close out the demolition permit.

Thanks,
-Otto Hiller

On 4/22/2025 3:18 PM, Clint Zane wrote:

> Thanks for the quick reply Otto. Let me know as soon as you can.

email 5 of 6

Blessings -

Clint Zane
Code Compliance Officer
Building Inspector
Department of Safety and Inspections
375 Jackson Street, Suite 300
Saint Paul, MN 55101
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Clint.Zane@ci.stpaul.mn.us

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From: Otto Hiller <ottohiller1@gmail.com>
Sent: Tuesday, April 22, 2025 2:45 PM
To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Cc: Jason Brash <Jason.Brash@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Cindy Marinaro <mickeycrazy1335@yahoo.com>
Subject: Re: 1330 Stillwater Ave

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Hi Clint,

My neighbor and I are in process of obtaining quotes to repair/ replace the retaining wall. We have one more quote that is expected on Thursday. After that we will decide on a contractor and get the process going.

The contractor who did the demolition and filled in the hole had a piece of equipment break while working on the grading. We understand they are having the equipment repaired, when that is done they will be able to finish the grading. I've forwarded your email to them as well seeking a time estimate.

Thanks,

Otto Hiller
651-270-2468

On 4/22/2025 2:24 PM, Clint Zane wrote:

email 6/6

Hello,

I have stopped by this property today to check on the demo status. I find the lot to be in unacceptable condition, in need of final grading, and we still have an unresolved situation regarding the retaining wall on the eastern side of the lot. I have reached out to the neighbor at 1335 Stillwater Ave as well and am awaiting reply. Please contact me asap to discuss.

Regards,

Clint Zane
Code Compliance Officer
Building Inspector
Department of Safety and Inspections
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