



BOARD OF ADJUSTMENT AND APPEALS AGENDA

Thursday, September 4, 2014

6:30 p.m.

Coon Rapids City Center

Council Chambers

Attorney's Opening Comments to the Board

Call to Order

Roll Call

Adopt Agenda

Approval of minutes from the June 5, 2014, meeting

New Business

1. Case 14-17V, Vacant Property Monitoring Fee Appeal, Eva Sperber-Porter/Regal Car Wash, 1521 Coon Rapids Blvd, 23-31-24-33-0002
2. Case 14-16V, Special Assessment Objection, Ileymi and Clemente Ramos, 10958 Norway Street NW, 14-31-24-44-0019
3. Case 14-18V, Special Assessment Objection, Okuni Okwan, 165 Egret Blvd, 24-31-24-11-0010
4. Case 14-19V, Special Assessment Objection, Malik Alkamel, 9933 Dogwood Street NW, 25-31-24-11-0068
5. Case 14-20V, Special Assessment Objection, Carl Villella, 10659 Foley Blvd, 24-31-24-13-0128
6. Case 14-21V, Special Assessment Objection, Rome Noone, 12331 Gladiola Street NW, 09-31-24-21-0075
7. Case 14-22V, Special Assessment Objection, Robert and Laurie Olson, 12528 Flintwood Street NW, 01-31-24-43-0007
8. Case 14-23V, Special Assessment Objection, Richard Smiley, 2720 Northdale Blvd, 16-31-24-12-0058
9. Case 14-24V, Special Assessment Objection, Brandy Herbst c/o Anona Smith, 859 111th Avenue NW, 14-31-24-44-0002
10. Case 14-25V, Special Assessment Objection, John and Diana Smulders, 852 86th Lane NW, 35-31-24-44-0021

11. Case 14-26V, Special Assessment Objection, Glenn Williams/Superior Investments of MN LLC, 11098 Thrush Street NW, 15-31-24-33-0013

Other Business

Adjourn



Board of Adjustment and Appeals - Regular Session

Meeting Date: 09/04/2014

Subject: Attorney's Opening Comments to the Board

From: Melissa Westervelt, Assistant City Attorney

INFORMATION:

One of the Board's functions under City policy is to consider and make recommendations to the City Council on objections from property owners on miscellaneous assessments. In these cases, the Board shall make a recommendation to the City Council that the Council affirm, deny, or modify the assessment. In making this recommendation the Board shall consider such factors as whether proper notice was provided, whether proper procedure was followed, and/or whether the new property owner had knowledge or should have had knowledge of the pending assessment. A majority vote of the Board members present is required to support a recommendation to Council. The City Council will consider the property owner's objections with the Board's recommendation at a future council meeting. The property owner has been or will be given notice of that date.

The hearing, while conducted during the Board's regular meeting, is not a public hearing that requires an opportunity for public comment. The Board may conduct the hearing as it sees fit. Staff suggests that City staff present its position first with the appellant following. The Board would be able to ask questions of either party as it sees fit. Staff requests that the Board execute a recommendation to Council for each objection.



Board of Adjustment and Appeals - Regular Session

Meeting Date: 09/04/2014

SUBJECT: Approval of minutes from the June 5, 2014, meeting

Attachments

June 5, 2014

COON RAPIDS BOARD OF ADJUSTMENT AND APPEALS MEETING MINUTES OF JUNE 5, 2014

The regular meeting of the Coon Rapids Board of Adjustment and Appeals was called to order by Chairman Wessling at 6:30 p.m. on Thursday, June 5, 2014, in the Council Chambers.

Members Present: Chairman Gary Wessling, Commissioners Teri Spano-Madden and Trish Thorup

Members Absent: Commissioner Aaron Vande Linde

Staff Present: Housing and Zoning Coordinator Cheryl Bennett and Assistant City Attorney Melissa Westervelt

CALL TO ORDER

Chairman Wessling called the meeting to order at 6:30 p.m.

APPROVAL OF THE JUNE 5, 2014, AGENDA

The agenda was approved as published.

APPROVAL OF THE AUGUST 2, 2012, WORK SESSION MEETING MINUTES

Commissioner Thorup noted on page one, the fourth paragraph, it should state, "Commissioner Vande Linde..." On page one, the fifth paragraph, first sentence, placement of the word "must" was questioned. On page one, under adjournment, it should state, "Vande Linde..."

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, TO APPROVE THE AUGUST 2, 2012, WORK SESSION MEETING MINUTES AS AMENDED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE FEBRUARY 6, 2014, MEETING MINUTES

Commissioner Thorup noted on page seven, agenda item five, Case #14-08V, the last sentence on the page, it should state, "...some of the violations listed, but ~~that~~ the..."

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, TO APPROVE THE FEBRUARY 6, 2014, MEETING MINUTES AS AMENDED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. CASE 14-15V – RYAN HEALY – 11894 AVOCET CIRCLE – FRONT YARD SETBACK

Chairman Wessling reported that the applicant is requesting a reduced front yard setback to construct an addition to the existing garage. He noted that the request would create a front yard setback eight feet less than the required 35 foot setback.

Housing and Zoning Coordinator Cheryl Bennett reviewed the background on the case. She stated that per City Code, the Board would need only to find that this is no other practical arrangement for the construction and would not need to identify specific findings of hardship. She stated that while there is some available side yard that could provide additional width, that option would not provide the requested depth, nor would it provide a garage of code compliant depth. She noted that at least three paved on-site parking spaces are provided.

Chairman Wessling opened the public hearing at 6:37 p.m.

Ryan Healy, 11894 Avocet Circle, stated that he is attempting to make the three stalls in his garage usable. He stated that he did not realize how shallow the garage was and explained that even if he were to add a fourth stall, that would become the only usable stall because of the current deficiency in depth. He noted had the home constructed and that he has a pickup truck he has never parked inside the garage because it does not fit. He reported that after the garage proposal is constructed, there would be 39 feet from the street to the door of the garage, and that this included the street easement.

As no one further wished to speak, Chairman Wessling closed the public hearing at 6:42 p.m.

Commissioner Spano-Madden commented that this is the most practical solution.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 14-15V, TO APPROVE AN EIGHT-FOOT SETBACK VARIANCE FROM CITY CODE SECTION 11-603.2(12)(a) TO CONSTRUCT THE GARAGE ADDITION AS PROPOSED UPON THE FINDING THAT NO OTHER ARRANGEMENT IS PRACTICAL AND SUBJECT TO THE CONDITION THAT THE VARIANCE IS GRANTED FOR THE EXISTING STRUCTURE ONLY.

THE MOTION PASSED UNANIMOUSLY.

2. ADJOURNMENT

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, TO ADJOURN THE MEETING AT 6:43 P.M. THE MOTION PASSED UNANIMOUSLY.

Respectfully submitted,
Amanda Staple
Board of Adjustment and Appeals Secretary



Board of Adjustment and Appeals - Regular Session

1.

Meeting Date: 09/04/2014

Subject: Case 14-17V, Vacant Property Monitoring Fee Appeal, Eva Sperber-Porter/Regal Car Wash, 1521 Coon Rapids Blvd, 23-31-24-33-0002

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

The property owner has filed an appeal to the imposition of a Vacant Property Monitoring Fee on the subject property.

BACKGROUND & CONSIDERATIONS

Monitoring fees for vacant properties are provided for by City Code Section 12-312(4). A Vacant Property Monitoring fee may be charged to any property that has been vacant for at least 120 days. It has been the practice of City staff not to impose this fee until the property has experienced three or more visits from City staff responding to property related issues at the property. Once a monitoring fee is assessed, it will continue to be charged on an annual basis until the property is no longer vacant. The current Vacant Property Monitoring fee for Commercial properties has been established at \$1,000 per year. A copy of City Code Section 12-312 is attached.

The subject property was inspected and noted by staff as a vacant commercial property on April 3, 2012, and the water service was shut off on April 9, 2012. Long grass citations were issued for this property on May 2, 2012, and again on August 1, 2012. The Vacant Property Monitoring fee was first assessed this property on September 25, 2012. The fee charge on an annual basis was inadvertently overlooked by staff in 2013, however, since the property was still vacant on June 6, 2014, the Vacant Property Monitoring fee was again charged and a letter to the property owner (in Scottsdale, Arizona) was sent that same date. In the twelve months preceding that letter, the property was posted (cited) for long grass on two occasions (August 6, 2013, and May 27, 2014) and an administrative citation for illegal exterior storage was issued on October 18, 2013.

The City received a letter from Eva Sperber-Porter with Regal Car Wash on June 17, 2014, requesting the fee be waived stating that the company has its own monitoring program. It was originally believed this letter was received following the expiration of the 10-day appeal period provided for all Vacant Property Monitoring fees so City staff called and left a voice message for Ms. Sperber-Porter on June 26, 2014, stating she could appeal the special assessment at a later time when the special assessment levy was to be considered and that they would receive a letter regarding that appeal process. During further review of this file, it was determined that her initial letter, received on June 17 had been received within the 10 business day appeal period provided by City Code for the June 6, 2014 Compliance Order. Per City Code Section 12-315(4), any person who believes such an order is based upon an erroneous interpretation of law or ordinance, may appeal the order of the Compliance Official to the Board of Adjustment and Appeals. For this reason, the Board of Adjustment and Appeals is asked to consider this appeal to the original Vacant Property Monitoring Fee at this time. A copy of City Code Section 12-315 is attached.

ACTION REQUESTED

In Case 14-17V, it is requested the Board of Adjustment and Appeals uphold the Compliance Order dated June 6, 2014, and affirm the imposition of the \$1,000 Vacant Property Monitoring Fee in its entirety.

Attachments

Supporting Documents

City Code Sections



City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761



July 21, 2014

PIN: 23-31-24-33-0002

1521 Coon Rapids Blvd.

Dear Sir or Madame:

Thank you for your notice dated July 17, 2014. Please consider this letter to be the written objection with respect to the assessment of the Vacant Property Monitoring Fee of \$1,000.

We respectfully request this fee to be waived for the following reasons:

We dispatch our Company Employees to monitor the property weekly.

Additionally, we are working very hard on a solution to have this property brought back as an operating property vs. being vacant. The proposed fee is a real hardship.

Please let us know if you need any additional information from Regal at this time. Thank you for your consideration.

Sincerely,

Eva Sperber-Porter

PROPERTY ADDRESS: 1521 COON RAPIDS BLVD

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED	5/2/12	5/2/12	GAZELKA, MIKE	Citation posted at property. Grass on north side of building is 8"-11"+ tall.
INFORMATION SENT	5/2/12	5/2/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	5/10/12	5/10/12	GAZELKA, MIKE	Grass has been mowed.
COMPLIANCE	5/10/12	5/10/12	HINTZE, CINDY	

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 20312					
8-502 & 8-503 Noxious Weeds and Growing Grass.	5/2/12	300.00	GAZELKA, MIKE	Grass on north side of building is 8"-11"+ tall.	
				compliance date	

Files attached to this work order:
 \WorkOrder\47823\1521 COON RAPIDS BLVD 05022012.pdf

Work Order #49709

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED	8/1/12	8/1/12	GAZELKA, MIKE	Citation posted at property. Weeds around lvd and along curbs 8-18". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/2/12.
INFORMATION SENT	8/9/12	8/1/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	8/9/12	8/9/12	GAZELKA, MIKE	Grass has been mowed, but not very well.
COMPLIANCE	8/9/12	8/9/12	HINTZE, CINDY	
CITATION FEE APPLIED		8/9/12	HINTZE, CINDY	150.00

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 21301					
8-502 & 8-503 Noxious Weeds and Growing Grass.	8/1/12	300.00	GAZELKA, MIKE		
				compliance date	

Files attached to this work order:
 \WorkOrder\49709\1521 COON RAPIDS BLVD 08012012.pdf

Work Order #54140

Weeds / Long Grass

CLOSED

PROPERTY ADDRESS: 1521 COON RAPIDS BLVD

COMMENTS

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>
CITATION ISSUED INFORMATION SENT	8/6/13	8/6/13	GAZELKA, MIKE
CITATION REINSPECT COMPLIANCE	8/14/13	8/14/13	HINTZE, CINDY

Citation posted at property. Vacant car wash. Weeds around building and along curb 8-24".
 Courtesy letter sent.
 Grass has been cut.

CLOSED

Yard And Lot Issues

Work Order #55061

COMMENTS

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>
INSPECTION 1	10/18/13	10/18/13	BUCHANAN, PAUL
CITATION ISSUED	10/18/13	10/18/13	BUCHANAN, PAUL
CITATION REINSPECT COMPLIANCE	10/27/13	10/30/13	BUCHANAN, PAUL

Building materials, brush, plywood, indoor furniture, shelving, roofing materials, miscellaneous junk and debris throughout exterior of property.
 J/D
 Compliant

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
Citation # 23592	10/18/13	300	BUCHANAN, PAUL	Building materials, brush, plywood, indoor furniture, shelving, roofing materials, miscellaneous junk and debris throughout exterior of property. Remove from exterior storage and/or dispose of property.	REGAL CAR WASH XXII ASSOC LP Issued 10-18-2013 14500 N NORTHSIGHT BLVD S SCOTTSDALE, AZ 85260
8-109 Building Materials, Junk and Debris.	10/27/13 compliance date				

CLOSED

Weeds / Long Grass

Work Order #56591

COMMENTS

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>
CITATION ISSUED INFORMATION SENT	5/27/14	5/27/14	GAZELKA, MIKE
CITATION REINSPECT COMPLIANCE	6/4/14	6/4/14	HINTZE, CINDY

Citation posted at property. 8-16"
 Courtesy letter sent.
 Grass has been cut.

PROPERTY ADDRESS: 1521 COON RAPIDS BLVD

OPEN

Weeds / Long Grass

Work Order #57982

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
CITATION ISSUED		8/5/14	GAZELKA, MIKE	Citation posted at property. 8-20"
INFORMATION SENT		8/5/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	8/13/14		GAZELKA, MIKE	
COMPLIANCE			HINTZE, CINDY	
ORDER ABATEMENT			HINTZE, CINDY	
CITATION FEE APPLIED			HINTZE, CINDY	
ABATE			ENGLE, GREGG	
APPEAL SUBMITTED				
HEARING				
INFORMATION				
COMMUNICATE W OWNER				Emailed work order to Gregg Engle at Public Works to mow property.

End of Report for 1521 COON RAPIDS BLVD



Compliance Order

June 06, 2014

REGAL CAR WASH XXII ASSOC LP
14500 N NORTHSIGHT BLVD S
SCOTTSDALE, AZ 85260

RE: 1521 COON RAPIDS BLVD, COON RAPIDS, MN 55433
PIN: 233124330002

Our records show the above property is vacant and City Staff has made three or more visits to the property. City Code 12-312(4) allows the City to assess a Vacant House Monitoring Fee to properties vacant for 120 days or more, excluding seasonal vacancies. Vacant properties are charged a monitoring fee if the property has been vacant for 120 days or more and the property has required three or more City Staff visits for water shutoff, securing the building, weed complaints, code enforcement activity, police activity-squatters, etc. The current Vacant Property Monitoring Fee is an annual fee of \$600 for residential properties and \$1000 for commercial properties.

Please submit the ~~\$600~~ or **\$1000** monitoring fee in the return envelope by the compliance date listed in bold below. If there has been a recent transfer of the property and you are no longer the owner please submit by the compliance date a copy of either HUD-1 Settlement Statement or a deed/Contract for Deed with proof of recording from Anoka County as verification of that transfer. Purchase Agreements or other documents will not be accepted as proof. DO NOT send original documents.

COMPLIANCE DATE: AUGUST 1, 2014

If you fail to respond to this Order by the compliance date the Vacant Property Monitoring fee plus an administration fee will be charged as a special assessment to your property taxes without further notice.

City Code sections pertaining to vacant properties have been enclosed for your review. If you feel Staff has misinterpreted the Code, you have the right to appeal within 10 days from the date of this notice. If you wish to appeal, contact the Neighborhood Reinvestment Division at the number below to obtain an Application for Appeal.

If you have questions please call and I will be happy to assist you.

Leya Drabczak
Housing Inspector
763-767-6420
ldrabczak@coonrapidsmn.gov

Monitor Fee Report



Vacant 120 days or 1, 2, 3 year vacant.
Report Date: 5/15/2014

1521 COON RAPIDS BLVD PIN: 233124330002

Work Order #47502

Vacant Monitor OPEN

Task Name	Projected Start	Finish Date	COMMENTS	STATUS
Inspection 1		4/3/12	vacant commercial, regal car wash, gas off, posted water shut off, fire marshal ok'd water shut off	COMPLETE
INFORMATION		4/9/12	Requested Public Works to close curbstop.	COMPLETE
CLOSE CURB STOP		4/10/12	closed curbstop; no access to meter	COMPLETE
FOLLOW-UP INSPECTI	5/2/12		VAC GAS OFF	COMPLETE
VACANT MONITOR FEE	11/1/12	9/25/12	\$1000 MONITOR FEE, 3 VISITS, CURRENT OWNER 2/18/2000, COMPLIANCE 11/1/12	COMPLETE
INSPECTION FOLLOWU		10/2/12	VACANT GAS/ELEC OFF	COMPLETE
INSPECTION FOLLOWU		9/17/13	vacant	COMPLETE
UTILITY DISCONNECT		10/16/13	vacant; gas off; posted for water shut off	COMPLETE
INSPECTION FOLLOWU		5/7/14	vacant; gas off	COMPLETE

Work Order #47823

Weeds / Long Grass CLOSED

Task Name	Projected Start	Finish Date	COMMENTS	STATUS
CITATION ISSUED		5/2/12	Citation posted at property. Grass on north side of building is 8"-11"+ tall.	COMPLETE
INFORMATION SENT		5/2/12	Courtesy letter sent.	COMPLETE
CITATION REINSPECT	5/10/12	5/10/12	Grass has been mowed.	COMPLETE
COMPLIANCE		5/10/12		COMPLETE

Work Order #49709

Weeds / Long Grass CLOSED

Task Name	Projected Start	Finish Date	COMMENTS	STATUS
CITATION ISSUED		8/1/12	Citation posted at property. Weeds around lvd and along curbs 8-18". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/2/12.	COMPLETE
INFORMATION SENT		8/1/12	Courtesy letter sent.	COMPLETE
CITATION REINSPECT	8/9/12	8/9/12	Grass has been mowed, but not very well.	COMPLETE
COMPLIANCE		8/9/12		COMPLETE
CITATION FEE APPLIE		8/9/12	150.00	COMPLETE

Work Order #54140

Weeds / Long Grass CLOSED

Task Name	Projected Start	Finish Date	COMMENTS	STATUS
CITATION ISSUED		8/6/13	Citation posted at property. Vacant car wash. Weeds around building, and along curb 8-24".	COMPLETE
INFORMATION SENT		8/6/13	Courtesy letter sent.	COMPLETE
CITATION REINSPECT	8/14/13	8/14/13	Grass has been cut.	COMPLETE
COMPLIANCE		8/14/13		COMPLETE

Work Order #55061

Yard And Lot Issues CLOSED

Task Name	Projected Start	Finish Date	COMMENTS	STATUS
INSPECTION 1		10/18/13	Building materials, brush, plywood, indoor furniture, shelving, roofing materials, miscellaneous junk and debris throughout exterior of property.	COMPLETE
CITATION ISSUED		10/18/13	J/D	COMPLETE
CITATION REINSPECT	10/27/13	10/30/13	Compliant	COMPLETE
COMPLIANCE		10/30/13		COMPLETE

End of Report for: 1521 COON RAPIDS BLVD

47502



City of Coon Rapids
Attn: David Brodie
11155 Robinson Drive
Coon Rapids, MN 55433-3761

June 12, 2014

Re: 1521 Coon Rapids Blvd.
Coon Rapids, MN 55433
PIN: 233124330002

Dear Mr. Brodie:

Reference is made to your letter dated June 6, 2014, in which the City of Coon Rapids assesses a Vacant House Monitoring Fee to vacant properties.

We would like to respectfully request that the fee not be charged to this property as our company has its own monitoring program in place. Additionally, we are sending an employee once a week to the property and also have the lawn cut.

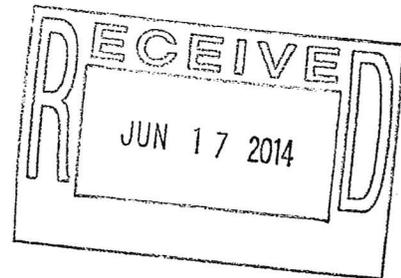
We therefore request that this fee be waived. The savings will allow the company to spend this money on increased visitations by our company employees. Additionally, we are working with a Broker to have this property sold and/or leased by the end of this summer.

Please let us know of your decision to waive the House Monitoring Fee. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Eva Sperber-Porter". The signature is fluid and cursive, with a long horizontal flourish at the end.

Eva Sperber-Porter



Georgia • Kentucky • Minnesota • Ohio • Tennessee • Wisconsin

Administrative Office: 14500 N. Northsight Blvd., Suite 217 Scottsdale, AZ 85260 Tel: 480-951-2262 Fax: 480-951-9167
e-mail: info@regalautowash.com www.regalautowash.com

Coon Rapids City Code Sections 12-312 and 12-315

12-312 Securing and Monitoring of Premises and Buildings.

(1) The Chief Building Official, the Fire Chief, the Chief of Police, and their designees, are authorized to order the immediate evacuation of a building or premises that poses an immediate threat to health and safety. Once evacuated, unsecured buildings or premises posing an immediate danger of sustaining property damage or threat to health and safety may be ordered immediately secured and placarded. Unauthorized entry onto placarded premises or into a placarded building, or the removal or defacing of a placard, is a misdemeanor. In all other cases, a vacant building that remains unsecured for a period of 48 hours or more is deemed a public nuisance and must be secured. Securing must be in the manner prescribed by Section 12-312(2). City officials or their designees are authorized to enter private property and use reasonable force to enforce this clause.[Revised 6/20/06, Ordinance 1925]

(2) Manner of Securing Buildings. Boarding must be done with sound materials securely fastened to the building and painted with a color consistent with the adjacent surfaces, except that openings on walls facing street frontages must be covered with clear acrylic plastic sheets only. Nonresidential building exterior signage on the vacant portions must be removed, except signage used for sale or lease of the building as allowed by Chapter 11-1203 (Sign Regulations). [Revised 6/20/06, Ordinance 1925]

(3) The premises of a vacant building must be maintained in an appropriate manner including, but not limited to, mowing of yard areas; removal of weeds from parking areas, drives, medians, and landscaping; collection and removal of debris; and watering and maintaining landscaping and yard.[Revised 6/20/06, Ordinance 1925]

(4) Properties remaining vacant for 120 days or more, except for seasonal vacancies, may be assessed a monitoring fee established by ordinance, payable 30 days after notice from the Compliance Official, thereafter annually on the anniversary of the original date of vacancy. [Revised 6/20/06, Ordinance 1925]

(5) Costs of securing and maintaining a property, and unpaid monitoring fees, may be specially assessed to the property in the manner prescribed by law.[Revised 6/20/06, Ordinance 1925]

(6) Nothing in this Section creates an obligation or duty on the part of municipal officials or their designees to evacuate, secure, or maintain properties. This Section is supplementary to and does not limit the civil or criminal authority of governmental agents acting under applicable statutes, laws, codes, or ordinances.[Revised 6/20/06, Ordinance 1925]

12-315 Enforcement.

(1) Inspection Authority. Except as otherwise provided herein, the Compliance Official is authorized to administer and enforce the provisions of this Chapter and to cause inspections on a scheduled basis for rental dwelling units, and other buildings when reason exists to believe that a violation of State or local laws and ordinances have been or are being committed. Inspections may be conducted during reasonable daylight hours, and the Compliance Official shall present evidence of official capacity to the occupant in charge of a respective dwelling unit upon request. This Section does not apply to investigations conducted by the Police Department regarding prohibited conduct or other similar illegal activities.[Revised 6/20/06, Ordinance 1925]

(2) Compliance Order. Whenever the Compliance Official determines that a building or the surrounding premises fails to meet the provisions of this Chapter, a compliance order stating the violations and ordering the owner, occupant, operator, or agent to correct such violations may be issued. This compliance order shall:

- (a) be in writing,
- (b) describe the location and nature of the violations,
- (c) establish a reasonable time for the correction of such violations,
- (d) provide notice of appeal rights, and
- (e) be served upon the owner, operator, agent, or occupant, as appropriate.[Revised 6/20/06, Ordinance 1925]

(3) Service of Notice. Except as otherwise provided in this Chapter, all notices given by the City relating to violations under this Chapter may be personally served on the appropriate party or sent by U.S. mail to the party's last known address. If service cannot be made personally or by U.S. mail, it can be made by posting the notice in a conspicuous place on the licensed premises. Except where the City has reasonable cause to believe an emergency exists, notice is to be directed to the owner, operator, manager, representative or local agent, and any affected occupant at least five business days before any inspection. Inspection notices will be in writing and may be personally delivered or mailed by U.S. mail.[Revised 6/20/06, Ordinance 1925]

(4) Right to Appeal. Any person to whom a compliance order is directed who believes such order is based upon an erroneous interpretation of law or ordinance, may appeal the order of the Compliance Official to the Board of Adjustment and Appeals. Such appeal must be in writing, specify the grounds for the appeal, and be filed with the Compliance Official within 10 business days after service of the compliance order. The decision of the Board of Adjustment and Appeals may be appealed to the City Council in accordance with Section 11-305.6 of the City Code. The filing of an appeal shall stay all proceedings and furtherance of the action appealed from, unless such a stay would cause imminent peril to life, health, or property.

(5) Restrictions on Transfer of Ownership. The owner of any building upon whom a pending compliance order has been served, or who is subject to suspension or revocation or such proceedings under Section 12-311(11), may not sell, transfer, mortgage, lease, or otherwise dispose of the building or any part thereof, to another person until the provisions of the compliance order have been complied with, unless such owner furnishes to the grantee, lessee, or mortgagee a true copy of any notice of violation or compliance order and obtains and forwards to the City a receipt of acknowledgment. Anyone securing an interest in the building who has received notice of the existence of a violation or compliance order is bound by such violation or order without further service of notice and is liable for all penalties and procedures provided by this Chapter. In addition to other remedies it may have by law, the City is authorized to perfect a recordable document against the property to provide notice and to enforce this Section.[Revised 6/20/06, Ordinance 1925]

(6) Execution of Compliance Order. Upon failure to comply with a compliance order within the time set out therein and no appeal having been taken, or upon failure to comply with a modified compliance order within the date set therein, the City Council, in addition to any other criminal or civil remedies provided for by law, may, by resolution, following a hearing upon not less than 10 days notice to the owner, cause the cited deficiency to be remedied as set forth in the compliance order. The cost of such remedy is a lien against the subject real estate and may be levied and collected as a special assessment in the manner provided by Minnesota State law. [Revised 6/20/06, Ordinance 1925]

(7) Additional Penalties. It is a misdemeanor for a person to fail to comply with a compliance order after the right of appeal has expired, or with a modified compliance order within the time set therein. Every day of such failure to comply constitutes a separate punishable offense. In addition, a rental license, if any, may be suspended or revoked or not renewed for any dwelling unit subject to the order.[Revised 6/20/06, Ordinance 1925]

(8) Authority to Issue Citations. The Compliance Official, City building inspectors, and community service officers are hereby authorized to issue citations for any violation of this Chapter.



Board of Adjustment and Appeals - Regular Session

2.

Meeting Date: 09/04/2014

Subject: Case 14-16V, Special Assessment Objection, Ileymi and Clemente Ramos, 10958 Norway Street NW, 14-31-24-44-0019

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

An unpaid fee associated with code enforcement activity against the subject property in the amount of \$150 is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$150 is an administrative excessive consumption of services fee resulting from the issuance of two citations within a 12 month period regarding vehicle violations on the subject property.

A City inspector went out to the property on April 22, 2013, to investigate two vehicles with expired registration/license tabs and a possible home based auto repair business. A letter was sent to the property owner advising that a home based auto repair business is not allowed and that the property will be monitored for such activity. Additionally, an administrative citation was sent to the property owner for a vehicle that displayed expired registration. The property was found to be in compliance upon re-inspection on May 6, 2013, and no citation penalty was charged.

A City inspector was back out to this property on April 9, 2014, to investigate three vehicles without license plates and/or current registration. An administrative citation was sent to the property owner with a compliance date of April 16, 2014. Upon re-inspection on April 17, 2014, the property was found to be in compliance. As provided by City Code Section 12-317(2), an excessive consumption of services fee of \$150 was charged as a result of performing one or more inspections at the same location within a consecutive 12 month period after any inspection for which an administrative citation was issued and, during those inspections, finding continuing or additional violations.

ACTION REQUESTED

In Case 14-16V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$150 special assessment in its entirety.

Attachments

Supporting Documents

7/21/14



CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: Hermi Ramos/Clemente Ramos

ADDRESS OF PROPERTY BEING ASSESSED: 10958 Norway st nw

PROPERTY IDENTIFICATION NUMBER: 14-31-24-44-0019

YOUR HOME ADDRESS (if different than above): _____

HOME PHONE: _____ CELL PHONE: _____

AMOUNT OF ASSESSMENT: \$150

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
Excession consumption

REASON FOR APPEAL:

It did not cost the city any labor and the citation was cleared. No violation was found.

Signature: [Handwritten Signature]



ACTION BY THE BOARD:

OUTCOME OF MOTION: _____



Property Report

Report Date: 8/1/2014

PIN: 143124440019

CLOSED

PROPERTY ADDRESS: 10958 NORWAY ST

Work Order #33529

Yard and Lot Issues

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1	9/24/09	9/24/09	MITLYNG, ADAM	Initial Inspection
Inspection followup	9/25/09	9/25/09	MITLYNG, ADAM	pop info notice sent
Compliance	9/25/09	9/24/09		

Files attached to this work order:

Code Enforcement Files\adams letters\park off pave\10958 norway st.doc

Work Order #52088

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		4/22/13	MITLYNG, ADAM	
CITATION ISSUED		4/23/13	MITLYNG, ADAM	exp veh, auto repair
CITATION REINSPECT	5/1/13	5/6/13	MITLYNG, ADAM	compliant
COMPLIANCE		5/6/13	MITLYNG, ADAM	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 22184					
11-1831(2) Residential Property.	4/22/13 4/30/13 compliance date	300.00	MITLYNG, ADAM	491GYA expired tabs, display current registration or remove from outdoor storage	VALENZUELA LLEYMI Issue Date: 4-23-2013 10958 NORWAY ST NW COON RAPIDS, MN 55448
11-1831(2) Residential Property.		300.00	MITLYNG, ADAM	LM4304 expired tabs, display current registration or remove from outdoor storage	

Files attached to this work order:

WorkOrder\52088\10958 norway st.doc

2.

PROPERTY ADDRESS: 10958 NORWAY ST

Yard And Lot Issues
CLOSED

Work Order #56119

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		4/9/14	MITLYNG, ADAM	
CITATION ISSUED		4/9/14	MITLYNG, ADAM	veh no plates
CITATION REINSPECT	4/17/14	4/21/14	MITLYNG, ADAM	compliant
EXCESSIVE USE		4/9/14	MITLYNG, ADAM	multiple violation in 12 month period

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Citation #	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-601.5	Junk Vehicles on Residential Property.	4/9/14 4/16/14 compliance date	300	MITLYNG, ADAM	Red Ford suv no plates, display current registration or remove from outdoor storage	LLEYMI VALENZUELA Issue Date: 4-09-2014 10958 NORWAY ST NW COON RAPIDS, MN 55448
11-601.5	Junk Vehicles on Residential Property.		300	MITLYNG, ADAM	Red Ford Ranger no plates, display current registration or remove from outdoor storage	
11-601.5	Junk Vehicles on Residential Property.		300	MITLYNG, ADAM	Green Ford pickup, display current registration or remove from outdoor storage	

Files attached to this work order:
 \WorkOrder\56119\10958 norway st.doc











ADMINISTRATIVE CITATION

Citation #52088-22184

OPEN IMMEDIATELY

VALENZUELA LLEYMI
10958 NORWAY ST NW
COON RAPIDS, MN 55448

Issue Date: 4-23-2013

Address: **10958 NORWAY ST**
COON RAPIDS, MN

PIN #: 143124440019

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 4/22/13 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
491GYA expired tabs, display current registration or remove from outdoor storage	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00
LM4304 expired tabs, display current registration or remove from outdoor storage	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. Please call the number below to schedule an appointment if you wish to speak with the inspector about this citation.



ADMINISTRATIVE CITATION

Citation #52088-22184

Adam Mityng
Code Enforcement
763-767-6470



April 23, 2013

VALENZUELA LLEYMI & RAMOS CLEMENTE
10958 NORWAY ST NW
COON RAPIDS, MN 55448

**Re: Auto Repair Business
Case File No. 13-52088**

Based on a complaint regarding a vehicles being repaired at 10958 Norway St, a brief visual inspection of the above address was conducted. During this inspection four (4) vehicles were observed on the property. Of the four vehicles three of them are registered to different owners in this state. Also one of those vehicles had its hood up and appeared to be under some sort of repair.

City Code Section 11-604 regulates uses of residential properties for home occupations. Home occupations are allowed as long as the home occupation is clearly incidental and secondary to the residential use of the property and does not change the character thereof. Also nothing is discernible to surrounding properties indicating that a home occupation is being conducted.

City Code Section 11-604(5)h prohibits motor vehicle repair maintenance, service or sale on residential properties. City Code Section 11-1831(1) allows you to repair one vehicle as long as it is registered to a resident of the property and the repair shall not exceed twenty one days.

Your property will be monitored for vehicles being repaired to ensure that you are not running an auto repair business. Please be advised that continued violation of City Code is a misdemeanor and may require your appearance in court.

If you have questions regarding home occupations please call me at 763-767-6470. Your immediate attention to this matter is appreciated.

Adam Mitlyng
Code Enforcement Technician
City of Coon Rapids







ADMINISTRATIVE CITATION

Citation # 56119-23840

OPEN IMMEDIATELY

LLEYMI VALENZUELA
10958 NORWAY ST NW
COON RAPIDS, MN 55448

Issue Date: 4-09-2014

Property Address: **10958 NORWAY ST**
COON RAPIDS, MN

PIN: 143124440019

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 4/9/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
04/16/2014	Red Ford suv no plates, display current registration or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300
04/16/2014	Red Ford Ranger no plates, display current registration or reomve from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300
04/16/2014	Green Ford pickup, display current registration or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

10958 NORWAY ST
CITATION # 56119-23840
PAGE 2

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470

CITY OF COON RAPIDS ASSESSMENT REQUEST

PROPERTY ADDRESS:

PIN #: 14-31-24-44-0019

Name: LLEYMI VALENZUELA

Street Address: 10958 NORWAY ST NW

City, State, Zip Code: Coon Rapids, MN 55448

OWNER/TAXPAYER ADDRESS

(IF DIFFERENT FROM ABOVE):

Name:

Street Address:

City, State, Zip Code:

CODE VIOLATION DESCRIPTION:

Excessive Consumption

If Other, Please Describe:

DATE OF VIOLATION:

DATE OF POSTING:

DATE ABATEMENT COMPLETED:

4-09-2014

Notes:

multiple notice in 12 month period

FINANCE INFORMATION:

ACCOUNT NUMBER & DESCRIPTION:	AMOUNT:	NOTES:
Excessive Consumption (R Code)-40714.4563.200981	\$150.00	
Select One		
Grand Total:		

COMMUNITY DEVELOPMENT

Name: Adam Mitlyng If Other, please type:

Today's Date: 8/1/2014

NOTES:

ASSESSING (to be completed by Assessing Dept.):

Date Request Received:		Date Request Put Into Access:	
Should Request be Invoiced?	Y N	If yes, why:	



Board of Adjustment and Appeals - Regular Session

3.

Meeting Date: 09/04/2014

Subject: Case 14-18V, Special Assessment Objection, Okuni Okwan, 165 Egret Blvd, 24-31-24-11-0010

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid citation penalties associated with code enforcement activity against the subject property in the amount of \$600 are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$600 is for administrative citation penalties - one for a vehicle with expired license tabs (\$300) and one for long grass (\$300).

A City inspector went out to the property on June 16, 2014, to investigate vehicles with expired license tabs and the illegal storage of exterior items (boxes and other miscellaneous junk and debris). A \$300 administrative citation for each violation was sent to the property owner on June 17, 2014, with a compliance date of June 24, 2014. Upon re-inspection on June 25, 2014, the vehicle was still not compliant and the \$300 citation penalty for that violation was charged.

The boxes and other miscellaneous items were still on site during the re-inspection, however, the City's abatement contractor was not available and the abatement was pushed to the following week. When the City inspector and contractor went back out to the property on June 30, 2014, the items were gone and no citation penalty was charged.

Because the vehicle still displayed expired license tabs, a second citation (\$600) was sent to the property owner on June 25, 2014, with a compliance date of July 2, 2014. The property owner came in to city hall to explain the vehicle did not belong to him and he was having difficulty getting in contact with the owner of the vehicle to resolve the issue. Given the circumstance, the City inspector offered a two week time extension at which point the citation penalty would not be charged if compliance was met. The re-inspection took place on July 17, 2014, and the property was in compliance. No citation penalty was charged.

A different City inspector went out to the property on June 17, 2014, to investigate long grass of 8-16" tall. The property was immediately posted with a long grass citation and a letter was sent to the property owner with a compliance date of June 24, 2014. Upon re-inspection on June 25, 2014, the long grass had not been cut and the \$300 citation penalty was charged. The City's mowing crew was assigned to mow the property but it was found to be cut upon their arrival on July 2, 2014. Regardless of whether the City abates the long grass, the citation penalty is charged if compliance is not met by the compliance reinspection.

ACTION REQUESTED

In Case 14-18V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$600 special assessment in its entirety.

Attachments

Supporting Documents

Received 7/25/14



CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: Okuni Okwan

ADDRESS OF PROPERTY BEING ASSESSED: 165 Egret Blvd NW
COON RAPIDS MN 55448

PROPERTY IDENTIFICATION NUMBER: 24-31-24-11-0010

YOUR HOME ADDRESS (if different than above): _____

HOME PHONE: _____ CELL PHONE: 763-441-1144

AMOUNT OF ASSESSMENT: \$600.00

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
Citation fee - mowing / weed (long grass)
Citation fee Removal and disposal (vehicle)

REASON FOR APPEAL: Out of state at time

Signature: [Handwritten Signature]

ACTION BY THE BOARD:

OUTCOME OF MOTION: _____



Property Report

Report Date: 8/13/2014

PROPERTY ADDRESS: 165 EGRET BLVD

Work Order #15650

PIN: 243124110010
C

Weeds / Long Grass

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1		8/13/08	GAZELKA, MIKE	12-20" posted 8/11m rc 8/18
Inspection followup	8/18/08	8/19/08	GAZELKA, MIKE	done

Work Order #57123

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/16/14	LANGHOLZ, ANDREW	
CITATION ISSUED		6/17/14	LANGHOLZ, ANDREW	vehicle with expired tabs, junk/debris found on site
CITATION REINSPECT	6/25/14	6/25/14	LANGHOLZ, ANDREW	No change
CITATION FEE APPLIED		6/25/14	LANGHOLZ, ANDREW	300 for expired tabs
INFORMATION		6/30/14	LANGHOLZ, ANDREW	City's abatement contractor was on vacation during week of 6-25-2014 (date of re-inspect). When he returned, junk was gone so did not charge citation fee.
CITATION ISSUED		6/25/14	LANGHOLZ, ANDREW	expired tabs
TIME EXTENSION		7/2/14	LANGHOLZ, ANDREW	Owner came in to talk about vehicle, having a hard time getting in contact with owner of vehicle, I told him I will give him a 2 week extension to get rid of it, offered to have it towed. Will not charge him the 2nd citation. New compliance 7/18/14.
CITATION REINSPECT	7/3/14	7/17/14	LANGHOLZ, ANDREW	Compliant

PROPERTY ADDRESS: 165 EGRET BLVD

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 24156					
11-607.5 Junk Vehicles on Residential Property.	6/16/14 6/24/14 compliance date	300	LANGHOLZ, ANDRE	Attain current registration for 483 HCU or remove from exterior storage.	OKUNI OKWAN Issue Date: 6/17/14 165 EGRET BLVD NW, COON RAPIDS, MN 55433
8-109 Building Materials, Junk and Debris.		300	LANGHOLZ, ANDRE	Dispose of cardboard and misc. junk and debris or remove from exterior storage.	
Citation # 24203					
11-607.5 Junk Vehicles on Residential Property.	6/25/14 7/2/14 compliance date	600	LANGHOLZ, ANDRE	Attain current registration for 483 HCU or remove from exterior storage.	OKUNI OKWAN Issue Date: 6/25/14 165 EGRET BLVD NW, COON RAPIDS, MN 55433

Files attached to this work order:

\\WorkOrder\57123\201407093212836.pdf

Work Order #57133

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED INFORMATION SENT		6/17/14	GAZELKA, MIKE	Citation posted at property. 8-16"
CITATION REINSPECT ORDER ABATEMENT	6/25/14	6/17/14	HINTZE, CINDY	Courtesy letter sent.
CITATION FEE APPLIED INFORMATION		6/25/14	CAMERER, CALVIN	Not cut; abate.
		6/25/14	HINTZE, CINDY	Emailed work order to Gregg Engle at Public Works to mow property.
		6/25/14	HINTZE, CINDY	300
		7/2/14	ENGLE, GREGG	Grass was cut prior to abatement crew's arrival.

Files attached to this work order:

\\WorkOrder\57133\165 Egret grass.pdf

End of Report for 165 EGRET BLVD





165 EGRET BLVD
CITATION # 57123-24156
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Andrew Langholz
Code Enforcement
763-767-6514



165 EGRET BLVD
CITATION # 57123-24203
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Andrew Langholz
Code Enforcement
763-767-6514



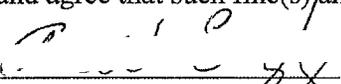
Re: Location: 165 Egret Blvd
Administrative Citation Number: 57123-24203
Offense Date : 6/25/14

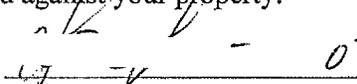
AGREEMENT of the parties pursuant to 2-1106(1)
Dated: 7/2/14

This is an agreement by and between the City of Coon Rapids ("City") and the below-named person(s) ("Petitioner"), pursuant to Coon Rapids City Code Section 2-1106(1), regarding the above-referenced Citation. Recitals:

1. Petitioner affirms he or she is a person with a property interest in the property involved. Petitioner further verified no other person or entity has a superior right in the property subject to this Citation.
2. The below-named City Official may extend the Compliance Date established in the above-referenced Administrative Citation upon determination that a reasonable plan for remedying the violation exists. The plan must be agreed to in writing by the owner of the property for an extension to be granted. A copy of the plan must be attached to this Agreement.
3. Based on the agreement of the parties, the counts of the citation herein are conceded by Petitioner in their entirety.
4. Petitioner agrees to place the property in compliance with the Citation, as may have been modified, by 11:59 p.m. on 7/18/14.
5. If compliance with City Code(s) is not achieved by the Compliance Date in Section 4. above, the Petitioner agrees to pay an administrative fine of \$600.

Notice to Petitioner: By signing this document, you waive your right to further appeal this Citation. You must remedy the above deficiency or deficiencies, and pay any agreed fines, within the time periods specified above. Unpaid fines, or uncorrected violations, are subject to the original Citation fine(s), plus costs of abatement, which amounts, if not paid, may be subject to penalty and collected and/or levied against the property under Coon Rapids City Code Section 2-1107. Further by signing this document, you waive notice of any assessment hearing for the above fine(s) and costs of abatement if occurred and levied against the property. Specifically you waive your right to object/appeal said assessment as provided in Minnesota Statute 429.081 and agree that such fine(s) and costs may be assessed against your property.


Andrew Langholz
Code Enforcement Officer

 07-2-14
Okuni Okwan
Petitioner



**COON
RAPIDS**
Minnesota

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

WO# 57133

Long Grass Complaint

Weeds, Unkept Lawn And Landscape, Etc

SR:46866

Address: 165 EGRET BLVD

PIN: 243124110010

Scheduled Insp Date: 06/17/2014

Inspector Notes

Unfounded

Posted Property

Fine \$ _____

Date: 6-17-14

Time: 8:20 AM

Additional Info:

GRASS IN YARD 8⁴ - 16⁴

For Office Use Only

Owner Occupied

Vacant

Rental WO# _____

of Weeds this Season: _____ Previously Abated date: _____





COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Posted: **46866**

To: Owner/Occupant
Address:

165 EGGERT BLVD.

Coon Rapids, MN

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100.
On **6/17/14 8:26 AM** at **165 Eggert Blvd**, the following violation of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	City Code Section & Summary	Penalty
6-24-14		8-522 & 8-503. Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

To avoid the above penalty, you must do one of the following:

1. Mow your grass on or before the Compliance Date noted above. You are responsible to mow the front, back and side yards, including any boulevard areas.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, \$300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days even if you mow prior to the Compliance Date, a penalty of \$150 will be charged.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call 763-783-4767 to obtain help.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

[Signature]
Long Grass Inspector
763-951-7202

6/17/2014 8:26 AM



June 17, 2014

AKDI OLAM
165 EGRET BLVD NW
COON RAPIDS, MN 55433

Address: **165 EGRET BLVD**
COON RAPIDS, MN 55433

Administrative Citation: **#57133**

PIN: 243124110010

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 165 EGRET BLVD, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by June 24, 2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

20060427
OWNER OCCUPIED



Welcome to the Web site of

Anoka County

Minnesota

Property Details

Parties

Property ID	24-31-24-11-0010	Situs Address	165 EGRET BLVD NW , COON RAPIDS, MN 55433-0000
-------------	------------------	---------------	--

Parties					
Role	Percent	Name	Address	Since	To
Mortgage Company	100.00	US BANCORP SERVICE PROVIDERS	6053 S FASHION SQ DR, MURRAY, UT 84107 UNITED STATES	02/27/2014	Current
Owner	100.00	OKUNI D OKWAN	165 EGRET BLVD NW, COON RAPIDS, MN 55433-0000 UNITED STATES	04/27/2006	Current
Owner	100.00	OLAM O AKDI	165 EGRET BLVD NW, COON RAPIDS, MN 55433-0000 UNITED STATES	04/27/2006	Current
Taxpayer	100.00	OKUNI D OKWAN	165 EGRET BLVD NW, COON RAPIDS, MN 55433-0000 UNITED STATES	04/27/2006	Current

Developed by Manatron, Inc.
 @2010 All rights reserved.
 Version 1.0.4581.14247



Long Grass Reinspection

165 EGRET BLVD

165 EGRET BLVD

OWNER OCCUPIED

PIN:243124110010

Work Order # 57133

<u>Task Name</u>	<u>Proj. Start</u>	<u>Actual Start</u>	<u>COMMENTS</u>
CITATION ISSUED		6/17/14	Citation posted at property. 8-16"
INFORMATION SENT		6/17/14	Courtesy letter sent.
CITATION REINSPECT	6/25/14		
COMPLIANCE			
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED			
ABATE			
APPEAL SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W OWN			

Inspector Notes

Reinspected by: Cahin

Date: 6-25-14

Time: 7:55 AM

Grass has been mowed

Order Abatement

Questions regarding reinspection can be directed to Cindy Hintze 763-767-6404



Long Grass Abatement Order

Date Ordered: 6/26/2014

165 EGRET BLVD

165 EGRET BLVD

OWNER OCCUPIED

PIN:243124110010

Work Order # 57133

<u>Task Name</u>	<u>Proj. Start</u>	<u>Date</u>	<u>COMMENTS</u>
CITATION ISSUED		6/17/14	Citation posted at property. 8-16"
INFORMATION SENT		6/17/14	Courtesy letter sent.
CITATION REINSPECT	6/25/14	6/25/14	Not cut; abate.
ORDER ABATEMENT		6/25/14	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/25/14	300
ABATE			
INFORMATION			
COMMUNICATE W OWNI			

Abatement Notes

Staff: Todd M
Tony A

Date: 7/2/14

Time: 10:42

Mowing crew cut & bagged

Grass was mowed prior to crew's arrival

Questions regarding mowing can be directed to Leya Drabczak 763-767-6420 or Kristin DeGrande 763-767-6517

DIAL 911 IF THREATENED OR NEED POLICE PROTECTION WHILE MOWING



Board of Adjustment and Appeals - Regular Session

4.

Meeting Date: 09/04/2014

Subject: Case 14-19V, Special Assessment Objection, Malik Alkamel, 9933 Dogwood Street NW,
25-31-24-11-0068

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid citation penalties associated with code enforcement activity against the subject property in the amount of \$600 are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$600 is for two administrative citation penalties for vehicle violations.

A City inspector went out to this rental property on March 24, 2014, to investigate expired registration/license tabs displayed on two vehicles and a flat tire on one of the vehicles. An administrative citation (two \$300 penalties) was sent to the property owner (in Blaine, MN) with a compliance date of April 3, 2014. Upon re-inspection on April 7, 2014, one vehicle was found still displaying expired license tabs so one of the \$300 citation penalties was charged.

Since the property was still not in compliance, a second citation (\$600 penalty) was issued on April 10, 2014, for the one vehicle still displaying expired license tabs. The compliance date was set at April 17, 2014. Upon re-inspection on April 21, 2014, the property was found to be in compliance and one half of this citation penalty (\$300) was charged. City Code Section 2-1104(3) provides for a double penalty for a second or subsequent citation issued within 180 days of any same or similar citation and that one half of the penalty will be waived if the violation is remedied prior to the compliance reinspection.

ACTION REQUESTED

In Case 14-19V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$600 special assessment in its entirety.

Attachments

Supporting Documents

Received 7/28/14



CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: Malik N Alkamel

ADDRESS OF PROPERTY BEING ASSESSED: 9933 Dogwood St NW
Coon Rapids, MN 55448

PROPERTY IDENTIFICATION NUMBER: 25-31-24-11-0068

YOUR HOME ADDRESS (if different than above): _____

HOME PHONE: _____ CELL PHONE: _____

AMOUNT OF ASSESSMENT: \$600.⁰⁰

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
Citation fee-Expired tabs two times

REASON FOR APPEAL:

I get the notice from the city right way I contact my tenant and tell him that he needs to renew the expire tabs or move his car inside his garage as the city told me. He told me he cant renew the tabs right now because he has some issues with car title so we agree that he will keep the car inside the garage until he take care of the problem. So on April third 2014 I went there and I see the car inside his garage. I did call the inspector on April 3/2014 and left him a message that my tenant and me agree that we moved the car inside and I have sheet from the city showing that I made a call that day but on July 17 I received letter from city that I have to pay for the citation and I already take care of this problem I went to the city the inspector told me that they went there on 4/7/14 and the car still out side

Signature: _____

ACTION BY THE BOARD: _____

OUTCOME OF MOTION: _____

please see behind page 4.

I told I cant control The tenant about This issue
~~and they~~ if he move his car in and out.

They told me I have to bill him and let him pay for the citation.

~~after~~ every time I go to check the house I see the car inside the garage.

and after April third I thought the issue was done.

even now the tenant that own that car already moved from my place due to illegal activity.

he move on 06/30/2014.

I cant let him for this citations because he said he already take care of that time

so I'm not responsible for some one else action.

if I ever see that car out my drive way - I was gone for right way.

but every time I went there to check the house I see the car inside the garage ^{→ since} not outside.

so I did ~~what~~ what I should do as ~~the~~

Thank you

landlord 4.

PROPERTY ADDRESS: 9933 DOGWOOD ST

COMMENTS

Task Name	Projected Start	Actual Start	Assigned To
INSPECTION 1	9/21/12	9/21/12	DRABCZAK, LEYA
CITATION ISSUED	9/21/12	9/21/12	DRABCZAK, LEYA
CITATION FEE APPLIED	10/24/12	10/24/12	DRABCZAK, LEYA
CITATION ISSUED	10/24/12	10/24/12	DRABCZAK, LEYA
COMMUNICATE W OWNEF	11/15/12	11/15/12	DRABCZAK, LEYA
COMMUNICATE W OWNEF	12/3/12	12/3/12	POSCH, MICHELLE
INFORMATION	12/5/12	12/5/12	HINTZE, CINDY
INSPECTION 1	12/5/12	12/5/12	DRABCZAK, LEYA
COMMUNICATE W OWNEF	12/6/12	12/6/12	DRABCZAK, LEYA
COMMUNICATE W OWNEF	12/6/12	12/6/12	DRABCZAK, LEYA
INFORMATION	12/7/12	12/7/12	DRABCZAK, LEYA
POLICE CONTACT INFORMATION	12/12/12	12/13/12	DRABCZAK, LEYA
COMMUNICATE W OWNEF	3/13/13	3/13/13	POSCH, MICHELLE
INFORMATION SENT	11/26/13	11/26/13	POSCH, MICHELLE
RENTAL VIOLATION	11/26/13	1/14/14	POSCH, MICHELLE
APPLICATIONS	4/9/14	1/14/14	POSCH, MICHELLE
CRIME FREE TRAINING FEE PAID	4/9/14	1/14/14	POSCH, MICHELLE
RENTAL INSPECTION	1/21/14	1/21/14	POSCH, MICHELLE
BACKGROUND CHECK	1/21/14	1/16/14	TONINATO, DESIREE
LICENSE ISSUED	1/1/15	1/21/14	POSCH, MICHELLE
LICENSE RENEWAL DUE	1/1/17	1/21/14	POSCH, MICHELLE
NEXT INSPECTION DUE	1/1/17	5/13/14	HINTZE, CINDY
COMMUNICATE W OWNEF	5/19/14	5/19/14	TONINATO, DESIREE
POLICE CONTACT			

PER CALVIN 9/14/2012 OCCUPIED BANK OWNED PROPERTY
 300.00 OCCUPIED BANK OWNED PROPERTY NO RENTAL LICENSE
 300.00 FAILURE TO OBTAIN RENTAL LICENSE
 600.00 COMPLIANCE 11/7/2012 RENEW RENTAL LICENSE
 REALTOR CALLED SCOTT EVICTION IN PROCESS. CURRENT TENANT OUT BY MID DECEMBER. SCOTT WILL CALL LD IF STATUS CHANGES.
 NEW OWNER SUBMITTED HUD SETTLEMENT STATEMENT, PROPERTY SOLD 11/29/2012 - EMAILED HEIDI TO TAKE OFF ASSESSMENT. HE WILL GIVE TENANT 30 DAY NOTICE. PLANS ON MOVING INTO PROPERTY HIMSELF.
 Adam posted for water shut off. Tenant Clarence Lehnen left vmail stating he will be in property until 5/15/13. Has been there 1.5 yrs. Court last month & he was given until 5/15/13 to live in property.
 Id called by officer koss due to squatter, no one home, Id posted water shut off notice. new owner has hud paperwork stating is the owner.
 Id called clarence m lehman dob 11/01/1953 he stated he has a court order stating he can stay until may 2013, Id asked for copies. he stated that if his utilities were shut off someone is going to get shot holidays cont'd
 cont'd he stated that the holidays are coming and thats when people go postal and people get shot. Id spoke to john stanke
 "tenant" clarence lehman submitted his court order that he can reside in the dwelling until 5/15/2013 (attached)
 crpd called out to assist owner in talking to occupant. report attached.
 representative for new owner (cousin Malik) has power of attorney for new owner.
 NEW OWNER ISSAM SALEH M ALASAIR HAS COPY OF COURT ORDERED AGREEMENT TO BE OUT MAY 1ST. I TOLD HIM HE WOULD NOT BE REQUIRED TO GET A RENTAL LICENSE. MP SEE ATTACHEMENT
 LETTER/RENTAL PACKET SENT. ANOKA CTY SHOWS PROPERTY AS 4BB1 AND OWNER DOESN'T LIVE THERE.
 \$500 NO LICENSE - ANOKA CTY SHOWS PROPERTY AS 4BB1 AND OWNER DOESN'T LIVE THERE. - IN COMPLIANCE RECVD RENTAL APPL.
 RECVD
 OWNER REGISTERED 4/9/2014
 PD \$250 VISA
 1 POINT
 Background completed on Malik Noaman Hazaa Alkamel dot . Nothing found to prevent licensing.

Malik stopped in to find out what he should do as his tenant was arrested this morning. Gave him Des' name & number to contact.
 C/N 14-098836 information sent to other agency.

PROPERTY ADDRESS: 9933 DOGWOOD ST

COMMUNICATE W OWNEF

7/30/14

HARMONING, TANYA

Spoke to owner regarding tenant who had been arrested in May 2014; owner advised male was no longer living there; new tenants as of July 2014.

ADMINISTRATIVE CITATION INFORMATION ~ if blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 21737					
12-900 Rental Dwelling License Required.	9/21/12	300.00	DRABCZAK, LEYA	COMPLIANCE 10/15/2012 OBTAIN RENTAL LICENSE	THE BANK OF NEW YORK MELLON ISSUE DATE 9/21/2012 400 COUNTRY WIDE WAY MAIL STOP SV74 SIMI VALLEY, CA 93065
	compliance date				
Citation # 21911					
12-900 Rental Dwelling License Required.	10/24/12	600.00	DRABCZAK, LEYA	COMPLIANCE 11/7/2012 RENEW RENTAL LICENSE	THE BANK OF NEW YORK MELLON ISSUE DATE 10/24/2012 400 COUNTRY WIDE WAY MAIL STOP SV 74 SIMI VALLEY, CA 93065
	compliance date				

Files attached to this work order:

- \\WorkOrder\50572\20140114140341379.pdf
- \\WorkOrder\50572\20130313142023700.pdf
- \\WorkOrder\50572\9933 dogwood st 12062012.pdf
- \\WorkOrder\50572\20140121161243906.pdf
- \\WorkOrder\50572\20140123150942580.pdf
- \\WorkOrder\50572\20131126162810575.pdf
- \\WorkOrder\50572\20121204081034182.pdf

Work Order #51287

Vacant Monitor

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
COMMUNICATE W OWNEF		12/5/12	HINTZE, CINDY	Adam posted for water shut off. Tenant Clarence Lehnen will be in property until 5/15/13. Spoke with him; will leave water on.
INSPECTION FOLLOWUP		5/1/13	CAMERER, CALVIN	occupied

left vmail stating he

PROPERTY ADDRESS: 9933 DOGWOOD ST

Work Order #56040

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		3/24/14	MITLYNG, ADAM	
CITATION ISSUED		3/27/14	MITLYNG, ADAM	expired tabs
CITATION REINSPECT	4/4/14	4/7/14	MITLYNG, ADAM	one veh still exp tabs
CITATION FEE APPLIED		4/7/14	MITLYNG, ADAM	\$300 Exp tabs
CITATION ISSUED		4/10/14	MITLYNG, ADAM	exp tabs
CITATION REINSPECT	4/18/14	4/21/14	MITLYNG, ADAM	compliant
CITATION FEE APPLIED		4/21/14	MITLYNG, ADAM	\$300 for half of \$600 citation

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 23822					
11-601.5 Junk Vehicles on Residential Property.	3/24/14 4/3/14 compliance date	300	MITLYNG, ADAM	110 KPD expired tabs, display current registration or remove from outdoor storage	MALIK N ALKAMEL Issue Date: 3-27-2014 88 96TH LN NE BLAINE, MN 55434
11-601.5 Junk Vehicles on Residential Property.		300	MITLYNG, ADAM	110KBE expired tabs/flat tires, display current registration and repair to an operable condition or remove outdoor storage	
Citation # 23848					
11-601.5 Junk Vehicles on Residential Property.	4/7/14 4/17/14 compliance date	600	MITLYNG, ADAM	110KPD expired tabs, display current registration or remove from exterior storage	MALIK N ALKAMEL Issue Date: 4-10-2014 88 96TH LN NE BLAINE, MN 55434

End of Report for 9933 DOGWOOD ST





03/24/2014 13:10



03/24/2014 13:10



ADMINISTRATIVE CITATION

Citation # 56040-23822

OPEN IMMEDIATELY

MALIK N ALKAMEL
88 96TH LN NE
BLAINE, MN 55434

Issue Date: 3-27-2014

Property Address: **9933 DOGWOOD ST**
COON RAPIDS, MN

PIN: 253124110068

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 3/24/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
04/03/2014	110 KPD expired tabs, display current registration or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300
04/03/2014	110KBE expired tabs/flat tires, display current registration and repair to an operable condition or remove outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

9933 DOGWOOD ST
CITATION # 56040-23822
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470





**SECOND VIOLATION
ADMINISTRATIVE CITATION**

Citation # 56040-23848

OPEN IMMEDIATELY

MALIK N ALKAMEL
88 96TH LN NE
BLAINE, MN 55434

Issue Date: 4-10-2014

Property Address: **9933 DOGWOOD ST**
COON RAPIDS, MN

PIN: 253124110068

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 4/7/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
04/17/2014	110KPD expired tabs, display current registration or remove from exterior storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

9933 DOGWOOD ST
CITATION # 56040-23848
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470



Board of Adjustment and Appeals - Regular Session

5.

Meeting Date: 09/04/2014

Subject: Case 14-20V, Special Assessment Objection, Carl Villella, 10659 Foley Blvd, 24-31-24-13-0128

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid citation penalties associated with code enforcement activity against the subject property in the amount of \$1,800 are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$1,800 is for two rental license penalties (\$500 and \$1,000) and one administrative citation penalty for long grass (\$300).

On October 16, 2013, a City housing inspector received information from the City's Utility Billing Division indicating the owner of the property did not reside at the subject property. This information was confirmed with Anoka County property records, and a letter was sent on that same date to the owner of record (in Ham Lake, MN) requiring the owner to obtain a rental license by November 15, 2013. During review of this special assessment appeal, an error was identified in the letter, stating October 15, 2013, as the compliance date instead of November 15, 2013, as indicated in the City's database.

The housing inspector did not review this unlicensed rental property file again until April 23, 2014, at which time the inspector found no change in ownership, found no change in the property's homestead status and had not received any form of communication from the property owner. The \$500 penalty was charged. Given the compliance deadline error in the original letter, staff recommends this \$500 penalty be removed.

Since the property was still not in compliance, a second letter was sent out on April 23, 2014, informing the property owner that a rental license was required. The compliance date was set at June 1, 2014. The file was reviewed on June 9, 2014, at which time there had been no change in the status of the property and no contact with the property owner, so the \$1,000 rental license penalty was charged. Staff recommends this penalty be reduced from \$1,000 to \$500, treating it as if it had been a first violation letter.

Additionally, a City inspector went out to this property on May 29, 2014, to investigate long grass of 8-16" tall. The property was posted with a long grass citation and a courtesy letter was sent to the owner of record (Ham Lake address). The compliance date was set for June 5, 2014. Upon re-inspection on June 6, 2014, the grass/weeds had not been cut so the \$300 citation penalty was charged. The City's mowing crew mowed the property on June 9, 2014.

On June 17, 2014, the property owner came in to city hall stating that a relative was living in his property and he would therefore apply for relative homestead status with Anoka County. On August 1, 2014, the property owner again came in to city hall to let staff know he was unable to change the homestead status since cousins don't meet the Anoka County requirements for relative homestead. The property remains in violation of City Code.

ACTION REQUESTED

In Case 14-20V, it is requested the Board of Adjustment and Appeals recommend the City Council reduce the special assessment from \$1,800 to \$800 taking into consideration the administrative error in the first rental license compliance order.

Attachments

Supporting Documents



2:40pm
Cat.

8/1/14

I would like to notify you in writing, that I would like to protest the assessed charges for my property 10659 Foley Blvd, 55448 Coon Rapids. Please put me on schedule for meeting to talk about it.

Thanks Carl Villella

^
L

I still live at my house on foley 10659
I also live at another house. I have 2
→ → I let my cousin live with me at foley
~~so~~
so No one breaks in

PROPERTY ADDRESS: 10659 FOLEY BLVD

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INFORMATION SENT		10/16/13	POSCH, MICHELLE	LETTER/PACKET - UTILITY BILLING AND STARLITE HAVE OWNER AT DIFFERENT ADDRESS.
RENTAL VIOLATION	11/15/13	4/23/14	POSCH, MICHELLE	\$500 NO LICENSE - UTILITY BILLING AND STARLITE HAVE OWNER AT DIFFERENT ADDRESS. NO CHANGE 2/4/2014 AND 4/22/2014
ASSESSMENT		4/23/14	POSCH, MICHELLE	\$500 NO LICENSE FROM 11/15/2013
RENTAL VIOLATION	4/23/14		POSCH, MICHELLE	\$1000 NO LICENSE
ASSESSMENT		6/9/14	DRABCZAK, LEYA	1000.00 ASSESSMENT FORWARDED TO FINANCE FOR NO RENTAL LICENSE
INFORMATION		6/17/14	DRABCZAK, LEYA	per mp owner was in and stated this was a relative homestead and he will register with anoka co.
INFORMATION		8/1/14	HINTZE, CINDY	Owner stopped in regarding assessments. Says he couldn't get Relative Status from Anoka County for cousin staying there. Wants someone there because garage was broken into while vacant. Explained he could appeal the assessments. Left appeal letter.

Files attached to this work order:

- \\WorkOrder\55031\20131016152401957.pdf
- \\WorkOrder\55031\20140423072627953.pdf

Work Order #56690

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		5/29/14	GAZELKA, MIKE	Citation posted at property. 8-16"
INFORMATION SENT		5/29/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	6/6/14	6/6/14	CAMERER, CALVIN	Grass not cut; abate.
ORDER ABATEMENT		6/6/14	HINTZE, CINDY	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/6/14	HINTZE, CINDY	300
ABATE		6/9/14	ENGLE, GREGG	Crew cut and bagged grass. 18"

Files attached to this work order:

- \\WorkOrder\56690\10659 Foley grass.pdf

End of Report for 10659 FOLEY BLVD



Welcome to the Web site of

Anoka County

Minnesota

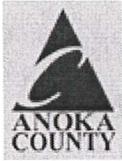
Property Details

Parties

Property ID	24-31-24-13-0128	Situs Address	10659 FOLEY BLVD NW , COON RAPIDS, MN 55448-0000
-------------	------------------	---------------	--

Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	CARL M VILLELLA	14133 TERRACE RD, HAM LAKE, MN 55304-0000 UNITED STATES	08/29/2013	Current
Taxpayer	100.00	CARL M VILLELLA	14133 TERRACE RD, HAM LAKE, MN 55304-0000 UNITED STATES	08/29/2013	Current

Developed by Manatron, Inc.
 @2010 All rights reserved.
 Version 1.0.4581.14247



Welcome to the Web site of

Anoka County

Minnesota

Property Details

Summary

General Information	
Property ID	24-31-24-13-0128
Tax Year	2014
Situs Address	10659 FOLEY BLVD NW , COON RAPIDS, MN 55448-0000
Property Description	LOTS 1 & 1A BLK 1 ROBINS COVE
Linked Property Group Position	
Status	Active
Abstract/Torrens	Part Torrens

Property Classification	
Tax Year	Classification
2015	4BB1-Residential Non-Homestead single unit
2014	1A-Residential Homestead

Property Characteristics	
Lot Size	W81*134*79*95
Year Built	2001

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information	
City Name	COON RAPIDS
Watershed	COON CREEK WATERSHED
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

Developed by Manatron, Inc.
 @2010 All rights reserved.
 Version 1.0.4581.14247



Welcome to the Web site of

Anoka County

Minnesota

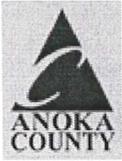
Property Details

Parties

Property ID	30-32-23-34-0011	Situs Address	14133 TERRACE RD , HAM LAKE, MN 55304-0000
-------------	------------------	---------------	--

Parties					
Role	Percent	Name	Address	Since	To
Mortgage Company	100.00	BAC TAX SERVICES CORP	1757 TAPO CANYON RD CA6-913-LB-01, SIMI VALLEY, CA 93063	02/27/2014	Current
Owner	100.00	CARL M VILLELLA	14133 TERRACE RD, HAM LAKE, MN 55304-0000 UNITED STATES	06/24/2013	Current
Owner	100.00	KAY PAVEL	14133 TERRACE RD, HAM LAKE, MN 55304-0000 UNITED STATES	06/24/2013	Current
Taxpayer	100.00	CARL M VILLELLA	14133 TERRACE RD, HAM LAKE, MN 55304-0000 UNITED STATES	09/17/2013	Current

Developed by Manatron, Inc.
 @2010 All rights reserved.
 Version 1.0.4581.14247



Welcome to the Web site of

Anoka County
 Minnesota

Property Details

Summary

General Information	
Property ID	30-32-23-34-0011
Tax Year	2014
Situs Address	14133 TERRACE RD , HAM LAKE, MN 55304-0000
Property Description	LOT 3 BLOCK 2 MAJESTIC OAKS WEST 2ND ADD
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract
Property Classification	
Tax Year	Classification
2015	1A-Residential Homestead
2014	1A-Residential Homestead
Property Characteristics	
Lot Size	NW234*429*303
Year Built	2001
* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces	
Tax District Information	
City Name	HAM LAKE
Watershed	COON CREEK WATERSHED
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

Developed by Manatron, Inc.
 @2010 All rights reserved.
 Version 1.0.4581.14247



COON RAPIDS

Minnesota

October 16, 2013

CARL VILLELLA
14133 TERRACE RD NE
HAM LAKE, MN 55304

**RE: 10659 FOLEY BLVD
PIN: 243124130128**

As the Housing Inspector for the City of Coon Rapids, part of my job is to identify rental properties and help landlords through the rental licensing process. This letter is to help you through the application process. **The property above has been identified as a rental. A rental license is required. This property is classified as a non/homestead property with Anoka County and is occupied by someone other than the owner. A relative homestead must be registered with Anoka County as such. This property is not a registered relative homestead and has a nonhomestead status.** If your property is owner occupied please contact Anoka County and change the classification at 763-323-5400. If the property has been sold please show proof by submitting a copy of you HUD Settlement Statement.

The rental dwelling licensing program has been in existence since 1999. This program requires all rental units to be licensed. [City Code Chapter 12-900] This is accomplished by simply filling out the enclosed rental license application, permitting a basic maintenance and safety inspection of the property, submitting a rental license fee and/or conversion fee (the conversion fee includes the first years license and inspection fees of \$170/single family), and an owners background check for \$45. The owner or agent is required to attend an eight hour Crime Free/Drug Free Housing Training Seminar or submit a copy of a certificate of completion.

Enclosed you will find a Rental Licensing brochure outlining the program; a check list of items to be returned, and to be inspected; a copy of the Rental Licensing Ordinance 12-900 and other information.

COMPLIANCE DATE: 10/15/2013

City Code Chapter 12-917 requires a \$500 fine be charged to properties that are being rented without a license. The fine will be waived if a rental license is obtained by the compliance date above. As soon as the application is returned we can schedule an inspection.

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO# 55031

Customer Account Inquiry

00082423 9410659001 CARL VILLELLA 1065

Customer: 00082423
 Account: 9410659001
 CARL VILLELLA
 10659 FOLEY BLVD
 COON RAPIDS, MN 55448-5024

Balance: \$90.38
 Deposit: \$0.00
 Last Bill: \$92.16 Due 08/20/13
 Plan: None
 Next:

Active
 Owner
 Cycle: 66006.60

Residential
 Move In: 07/31/2009
 No Service Orders to be completed on file.
 Meters to be completed on file.
 First Invoice:

Customer/Account Services Addresses Transaction History Reading History Meters/Comments Move In/Out Meters/Deposits Meter Reading Contacts Equipment Collections

Mailing Address

Name Type Person
 Salutation
 First Name CARL
 Middle Name
 Last Name VILLELLA
 Suffix

Address Line 1
 Address Line 2
 Street # 14133
 Suffix
 Street Name TERRACE RD NE
 Post Office Box
 Town/City/Village HAM LAKE
 Province/State MINNESOTA
 Rostal Code/Zip Code 55304-6779
 Delivery Point
 Concession
 Plan
 Lot
 Country

Email Address
 Web Site Address

No Phone #s. Click to add.

Work # 55031

9:53 AM



Rental License Violation and Administrative Fine

April 23, 2014

CARL VILLELLA
14133 TERRACE RD NE
HAM LAKE, MN 55304

Address: **10659 FOLEY BLVD**
COON RAPIDS, MN 55448

PIN #: 243124130128

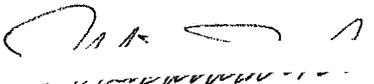
A previously sent Rental License Violation and Administrative Fine for \$500 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$1000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

<u>Address</u>	<u>Compliance Date</u>	<u>City Code</u>	<u>Fine Amount</u>
10659 FOLEY BLVD	6/01/2014	12-903(1) - Rental License Required	\$1000


Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#55031



Long Grass Complaint

Posted Address: 10659 FOLBY BLVD

Date: 5-29-14 Time: 9:34 AM

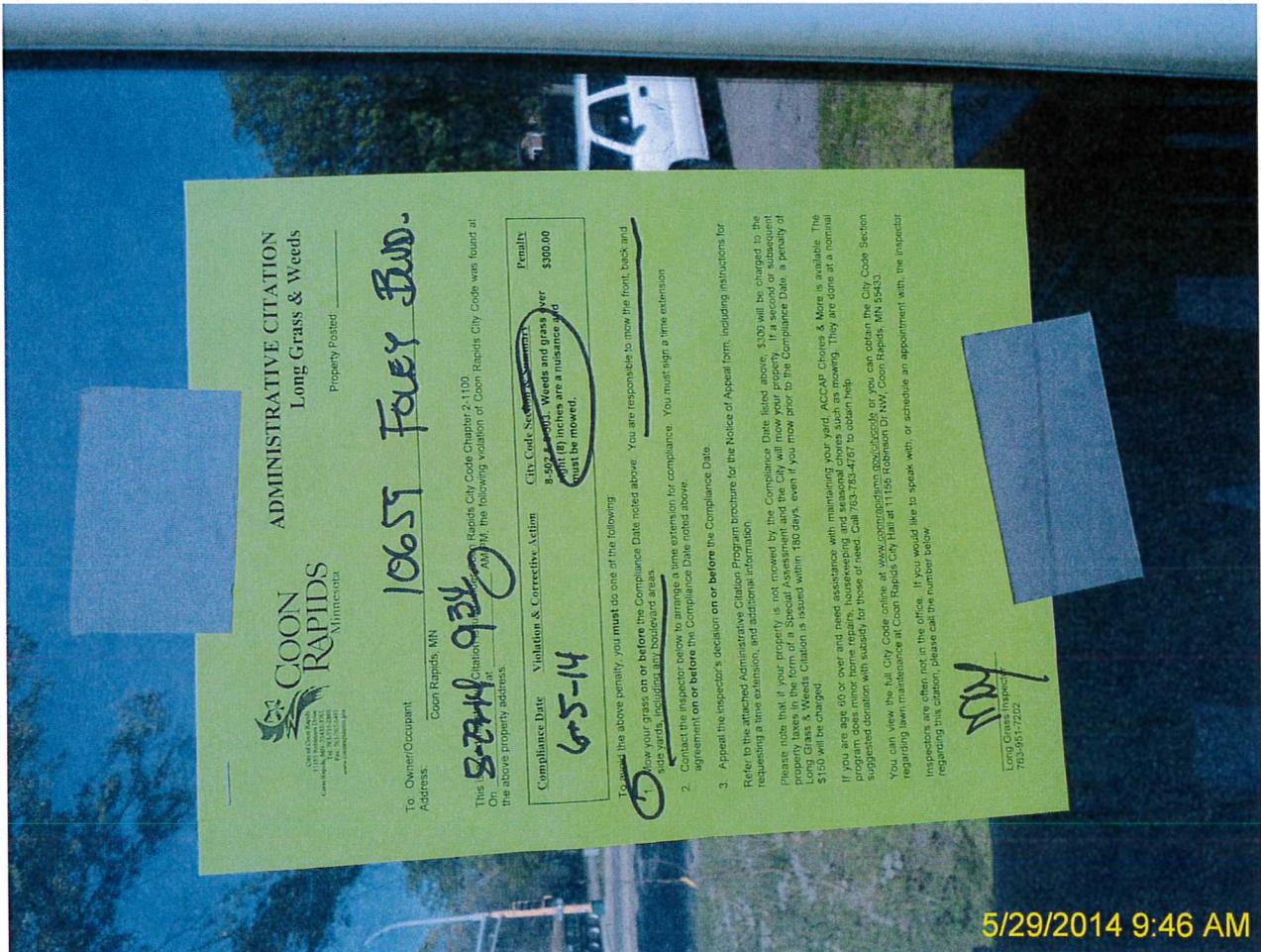
Fine: \$ _____ Inspector: MIKO

Note: W/3500 / CORNERS 8' - 16"
THICK THIN ↓

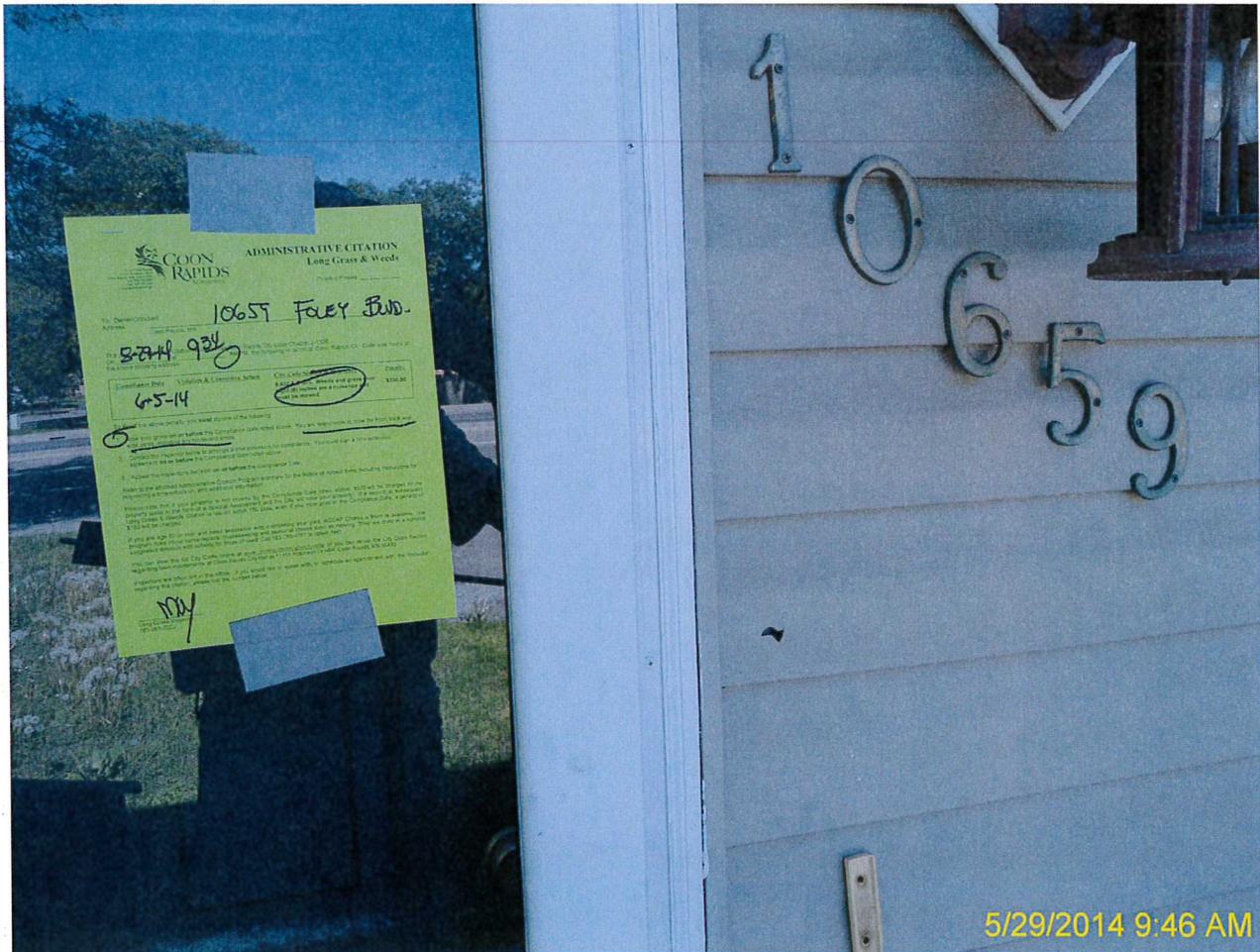
For Office Use Only

Owner Occupied Vacant Rental WO# _____

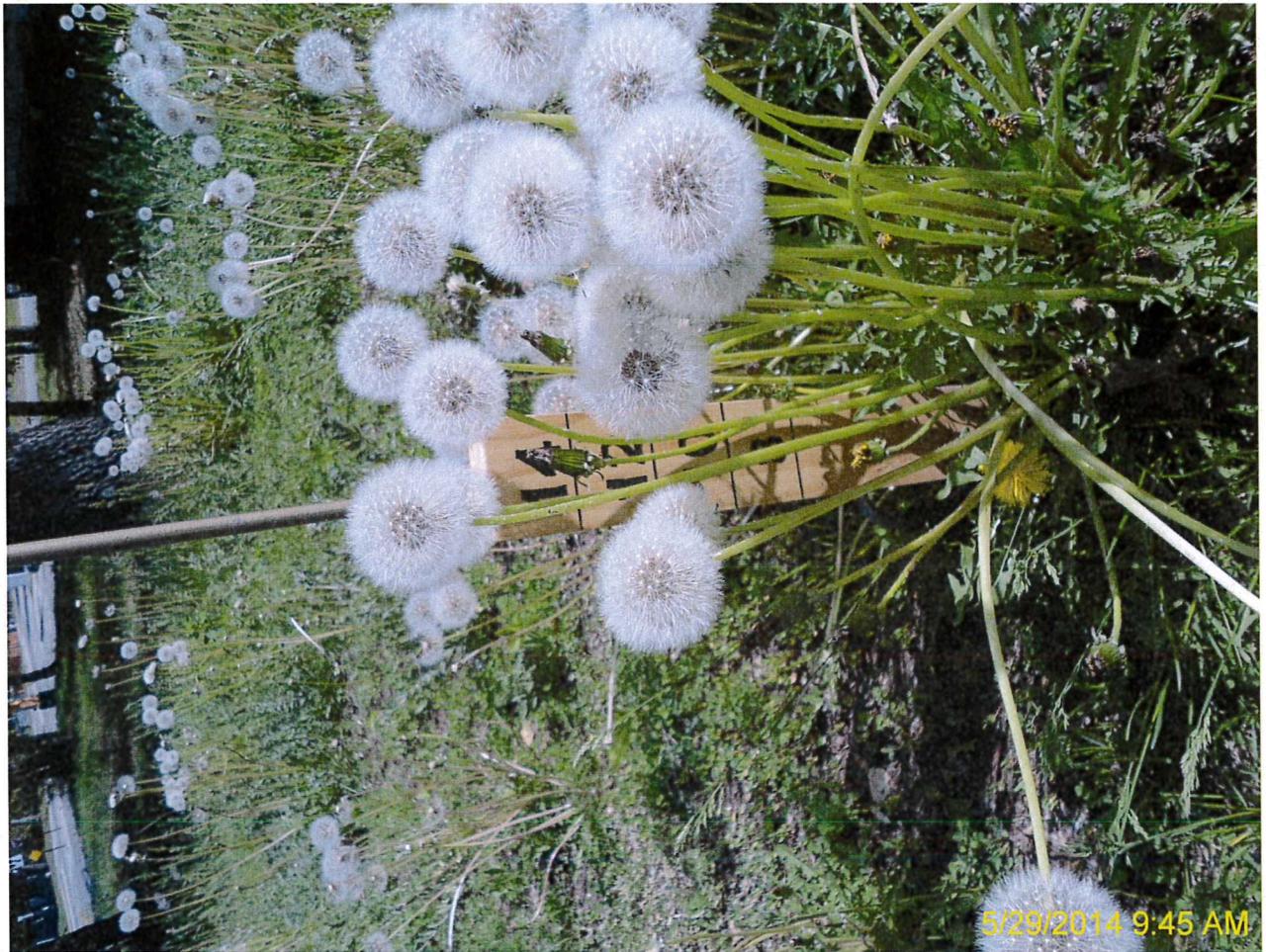
of Weeds this Season: _____ Previously Abated date: _____



5/29/2014 9:46 AM



5/29/2014 9:46 AM



11155 Robinson Drive
Coon Rapids MN 55433
Tel 763-755-2880
Fax 763-767-6491
www.coonrapidsmn.gov



COON RAPIDS

Minnesota

May 29, 2014

VILLELLA CARL
14133 TERRACE RD
HAM LAKE, MN 55304

Address: **10659 FOLEY BLVD**
COON RAPIDS, MN 55448

Administrative Citation: **#56690**

PIN: 243124130128

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 10659 FOLEY BLVD, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by 06/05/2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

OWNER OCCUPIED



Long Grass Reinspection

10659 FOLEY BLVD
PIN:243124130128

OWNER OCCUPIED

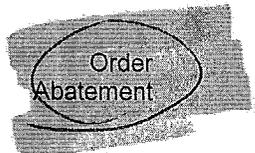
Work Order # 56690

<u>Task Name</u>	<u>Proj. Start</u>	<u>Actual Start</u>	<u>COMMENTS</u>
CITATION ISSUED		5/29/14	Citation posted at property. 8-16"
INFORMATION SENT		5/29/14	Courtesy letter sent.
CITATION REINSPECT COMPLIANCE	6/6/14		
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED			
ABATE			
APPEAL SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W OWNER			

Inspector Notes

Reinspected by: Calvin Date: 6-6-14 Time: 7:52 AM

Grass has been mowed



Questions regarding reinspection can be directed to Cindy Hintze 763-767-6404



Long Grass Abatement Order

Date Ordered: 6/6/2014

10659 FOLEY BLVD

OWNER OCCUPIED

PIN:243124130128

Work Order # 56690

<u>Task Name</u>	<u>Proj. Start</u>	<u>Date</u>	<u>COMMENTS</u>
CITATION ISSUED		5/29/14	Citation posted at property. 8-16"
INFORMATION SENT		5/29/14	Courtesy letter sent.
CITATION REINSPECT	6/6/14	6/6/14	Grass not cut; abate.
ORDER ABATEMENT		6/6/14	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/6/14	300
ABATE			
INFORMATION			
COMMUNICATE W OWN			

Abatement Notes

Staff:

Tony H.
Todd M.

Date:

6-9-14

Time:

12:00

Mowing crew
cut & bagged

Grass was mowed
prior to crew's arrival

Questions regarding mowing can be directed to Leya Drabczak 763-767-6420 or Kristin DeGrande 763-767-6517

DIAL 911 IF THREATENED OR NEED POLICE PROTECTION WHILE MOWING





Board of Adjustment and Appeals - Regular Session

6.

Meeting Date: 09/04/2014

Subject: Case 14-21V, Special Assessment Objection, Rome Noone, 12331 Gladiola Street NW,
09-31-24-21-0075

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

An unpaid citation penalty associated with code enforcement activity against the subject property in the amount of \$300 is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$300 is for an administrative citation penalty for parking off an improved surface.

A City inspector requested a police officer drive by the subject property to investigate a possible parking violation. On April 24, 2014, a Coon Rapids police officer witnessed and took a photo of a vehicle parked off an improved surface at this property. The police report and photo were then forwarded to the City inspector for processing, and on April 29, 2014, an administrative citation was sent to the owner of record (same address). The compliance date was set at May 6, 2014. Upon re-inspection on May 22, 2014, the property was found to be compliant and no penalties were charged.

A City inspector was back to the property on June 4, 2014, and again found a vehicle to be parked off an approved surface. On June 5, 2014, a second administrative citation (\$600) was sent to the owner of record. The compliance date was set at June 12, 2014. Upon re-inspection on June 19, 2014, the property was again found to be compliant but since this was the second violation, half of the \$600 citation (\$300) was charged. City Code Section 2-1104(3) provides for a double penalty for a second or subsequent citation issued within 180 days of any same or similar citation and that one half of the penalty will be waived if the violation is remedied prior to the compliance reinspection.

ACTION REQUESTED

In Case 14-21V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$300 special assessment in its entirety.

Attachments

Supporting Documents

Received 8/5/14 2:30 pm



CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: ROME NOONE

ADDRESS OF PROPERTY BEING ASSESSED: 12331 GLADIOLA ST. N.W.
COON RAPIDS MN. 55433

PROPERTY IDENTIFICATION NUMBER: 09-31-24-21-0075

YOUR HOME ADDRESS (if different than above): _____

HOME PHONE: N/A CELL PHONE: () - - - -

AMOUNT OF ASSESSMENT: \$ 300.00

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
PARKING OFF PAVEMENT

REASON FOR APPEAL: RECEIVED A CITATION MARKED AS
SECOND NOTICE. DID NOT RECEIVE FIRST
NOTICE. STOPPED VIOLATION AS SOON AS I
GOT SECOND NOTICE. (MARKED SECOND NOTICE
BUT WAS FIRST ONE I RECEIVED)

DATED 8-5-14

Signature: Rome Noone

ACTION BY THE BOARD:

OUTCOME OF MOTION: _____

PROPERTY ADDRESS: 12331 GLADIOLA ST

~ ADMINISTRATIVE CITATION INFORMATION ~ if blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 22446	6/3/13	300	BUCHANAN, PAUL	Vehicle parked in yard next to driveway. Cease parking in front yard next to driveway.	ROME A NOONE Issued 6-4-2013 12331 GLADIOLA ST NW COON RAPIDS, MN 55433
11-602.2(7)(i) Parking and Drives.	6/11/13 compliance date				

Work Order #56312

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1	4/24/14	4/24/14	MITLYNG, ADAM	pd took pic
CITATION ISSUED	4/29/14	4/29/14	MITLYNG, ADAM	
CITATION REINSPECT	5/7/14	5/22/14	MITLYNG, ADAM	Compliant

~ ADMINISTRATIVE CITATION INFORMATION ~ if blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 23899	4/24/14	300	MITLYNG, ADAM	Discontinue parking off pavement in the front and side yards	ROME NOONE Issue Date: 4-29-2014 12331 GLADIOLA ST NW COON RAPIDS, MN 55433
11-603.1(7)(i) Parking and Drives.	5/6/14 compliance date				

Files attached to this work order:

\\WorkOrder\56312\12331 gladiola st.pdf

Work Order #56878

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1	6/4/14	6/4/14	MITLYNG, ADAM	
CITATION ISSUED	6/5/14	6/5/14	MITLYNG, ADAM	pop
CITATION REINSPECT	6/13/14	6/19/14	MITLYNG, ADAM	compliant
CITATION FEE APPLIED		6/19/14	MITLYNG, ADAM	\$300 for half of \$600 citation

PROPERTY ADDRESS: 12331 GLADIOLA ST

~ ADMINISTRATIVE CITATION INFORMATION ~ if blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 24080	6/4/14	600	MITLYNG, ADAM	Discontinue parking off pavement in the front and side yards	ROME NOONE
11-603.1(7)(i) Parking and Drives.	6/12/14 compliance date				Issue Date: 6-05-2014 12331 GLADIOLA ST NW COON RAPIDS, MN 55433

Work Order #57210

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED	6/19/14	6/19/14	GAZELKA, MIKE	10-14". Gave posting to owner.
INFORMATION SENT	6/19/14	6/19/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	6/27/14	6/30/14	CAMERER, CALVIN	Grass has been cut.
COMPLIANCE		6/30/14	HINTZE, CINDY	

End of Report for 12331 GLADIOLA ST

INCIDENT INFO

Agency Name: COON RAPIDS POLICE DEPT.		ORI #: MN0020500	JCF: <input type="checkbox"/>	Add'l Pages: <input type="checkbox"/>	 * 1 4 0 8 3 4 7 4 *
Reporting Officer(s): K352 HOVORKA, JUSTIN				Total Value Stolen (Property): \$0.00	
Date Reported: 04/24/2014 08:39 PM	Assigned: 2039	Arrived: 2039	Cleared: 2042	Total Value Damaged (Property): \$0.00	
Earliest Date/Time Occurred:		Latest Date/Time Occurred:			
Location of Offense/Incident: 12331 GLADIOLA ST NW COON RAPIDS, MN 55433-				Apt.:	Grid: 20E - 20E - RES - W OF CROOKED LAKE BLVD, ...

OFFENSE(S)

MOC Code:	Classification:	Disposition:
09100	PARKING - ALL OTHER	PENDING

NARRATIVE

Incident Narrative 1
 I RECEIVED A LETTER FROM CODE ENFORCEMENT REQUESTING DOCUMENTATION OF A VEHICLE PARKED OFF OF AN IMPROVED SURFACE AT LOI.

I OBSERVED MN LIC# 763BPD, A 2006 CHEVROLET EQUINOX, PARKED ON DIRT TO THE RIGHT OF THE DRIVEWAY AT LOI. THE VEHICLE REGISTERED TO HARRIS, A RESIDENT AT LOI. NO CONTACT MADE.

PHOTO ATTACHED. COPY TO CODE ENFORCEMENT. CLEAR.

NAME CODES: A - Adult Arrested, AC - Arresting Citizen, C - Complainant, D - Driver, F - Family/Parent, G - Guardian, J - Juvenile Arrested, M - Mentioned, MP - Missing Person, I - Other Involved, O - Owner, P - Passenger, PT - Perpetrator, R - Reportee, S - Suspect, V - Victim, W - Witness

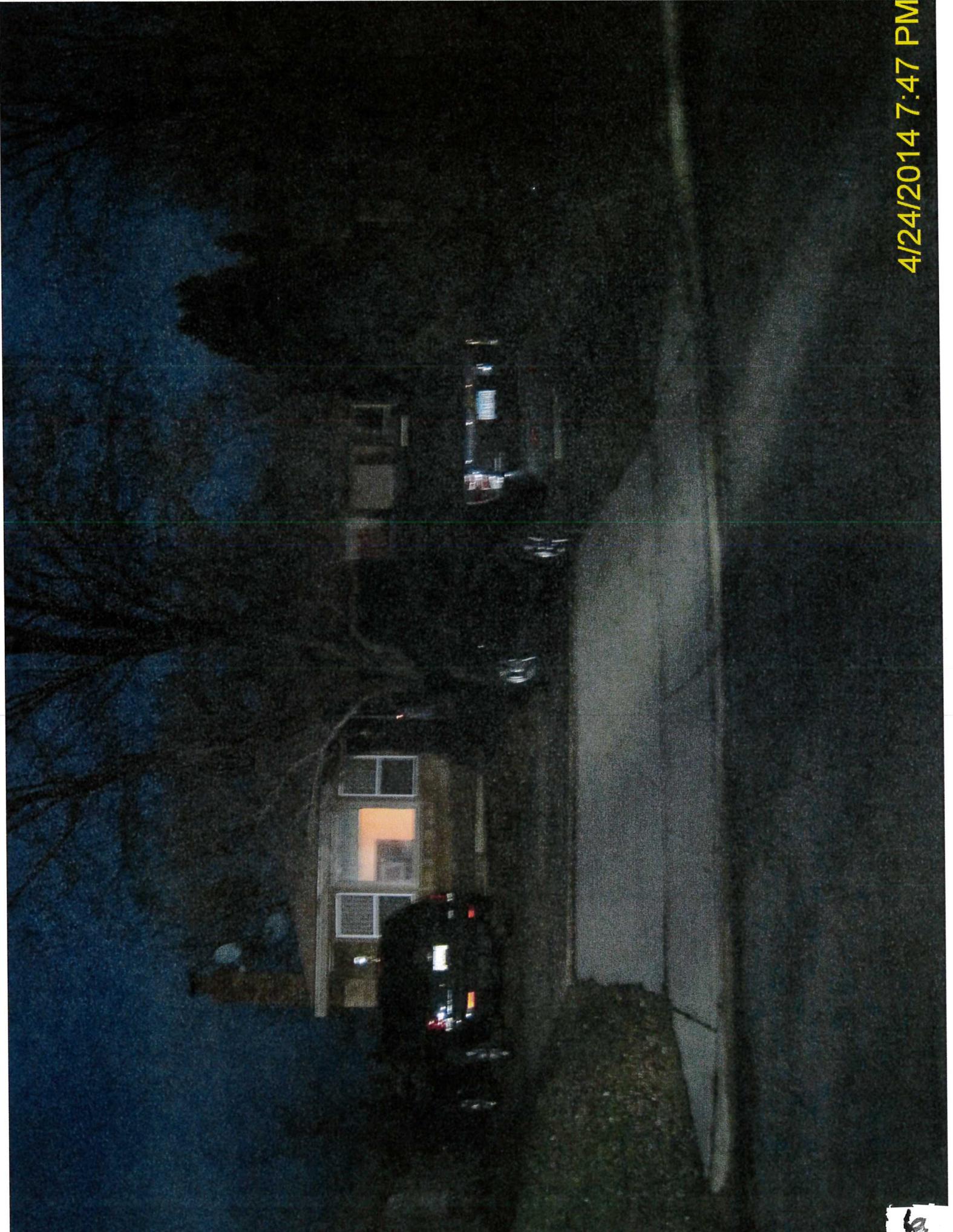
NAME(S)

<input checked="" type="checkbox"/> Person <input type="checkbox"/> Business	A/J/U: A	Code: O	Name: HARRIS, GEORGE KENNETH JR	Alias:		
Address (Street, City, State, Zip): 12331 GLADIOLA ST NW COON RAPIDS, MN 55433-			Apt.:	Date of Birth: 09/11/1958	Sex: MALE	Race: WHITE
Height:	Weight:	Hair Color:	Eye Color:	Home/Bus. Phone:	Work/Bus. Cell:	Cell/Pager/Fax: 763-442-3617
<input type="checkbox"/> Person <input type="checkbox"/> Business	A/J/U:	Code:	Name:	Alias:		
Address (Street, City, State, Zip):			Apt.:	Date of Birth:	Sex:	Race:
Height:	Weight:	Hair Color:	Eye Color:	Home/Bus. Phone:	Work/Bus. Cell:	Cell/Pager/Fax:
<input type="checkbox"/> Person <input type="checkbox"/> Business	A/J/U:	Code:	Name:	Alias:		
Address (Street, City, State, Zip):			Apt.:	Date of Birth:	Sex:	Race:
Height:	Weight:	Hair Color:	Eye Color:	Home/Bus. Phone:	Work/Bus. Cell:	Cell/Pager/Fax:
Supervisor:			Extra Copy To: CODE ENFORCEMENT		Related Case Number:	

CASE

6.

4/24/2014 7:47 PM



6



ADMINISTRATIVE CITATION

Citation # 56312-23899

OPEN IMMEDIATELY

ROME NOONE
12331 GLADIOLA ST NW
COON RAPIDS, MN 55433

Issue Date: 4-29-2014

Property Address: **12331 GLADIOLA ST**
COON RAPIDS, MN

PIN: 093124210075

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 4/24/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
05/06/2014	Discontinue parking off pavement in the front and side yards	11-603.1(7)(i) Parking and Drives. -- Parking is prohibited within the front and side yards except on improved surfaces or off drive parking area in LDR-2 District.	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

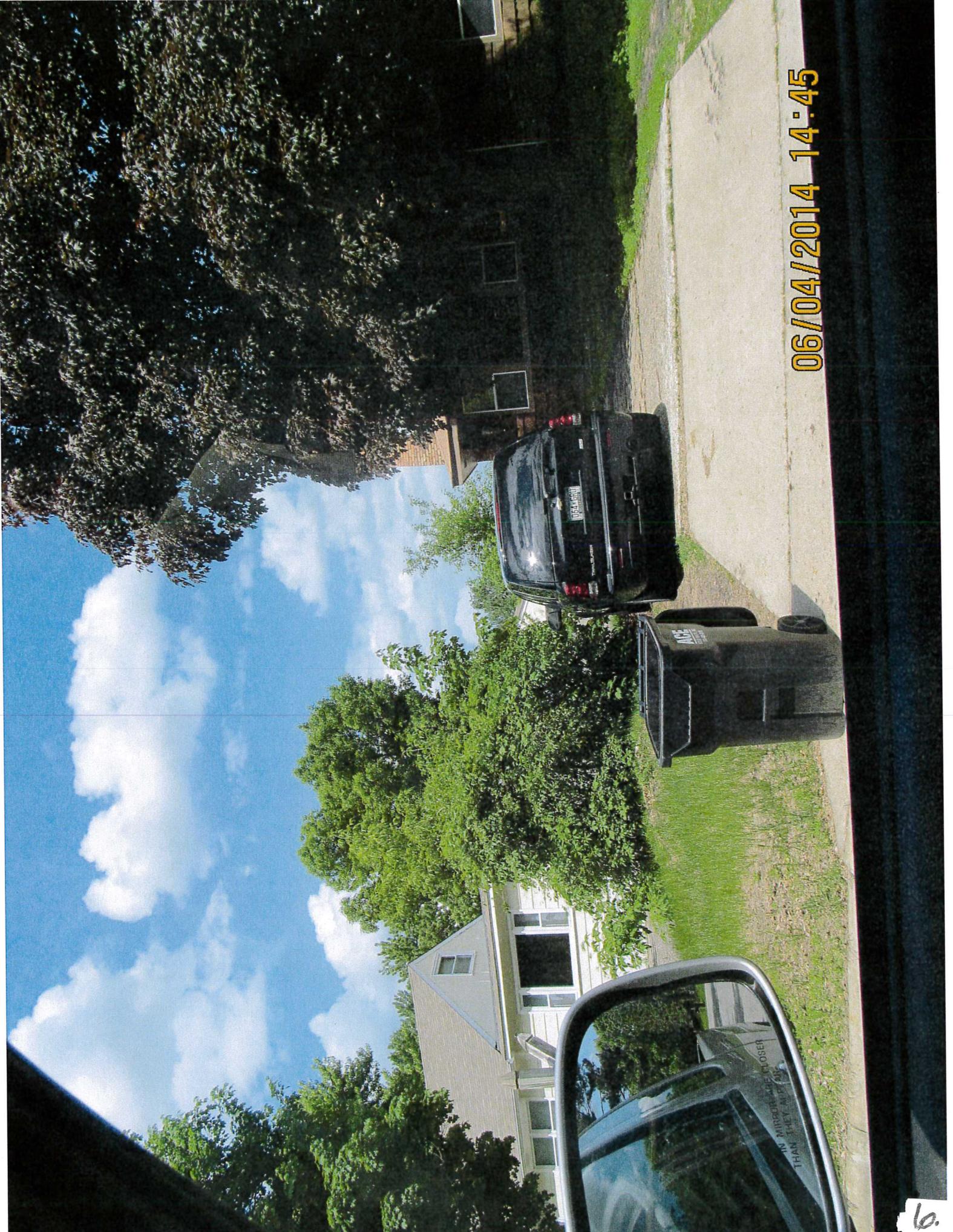
Continued on next page

12331 GLADIOLA ST
CITATION # 56312-23899
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470



06/04/2014 14:45

6.

IN MIRROR USE CLOSER THAN THEY APPEAR



SECOND VIOLATION ADMINISTRATIVE CITATION

Citation # 56878-24080

OPEN IMMEDIATELY

ROME NOONE
12331 GLADIOLA ST NW
COON RAPIDS, MN 55433

Issue Date: 6-05-2014

Property Address: **12331 GLADIOLA ST**
COON RAPIDS, MN

PIN: 093124210075

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/4/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance</u>			
<u>Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
06/12/2014	Discontinue parking off pavement in the front and side yards	11-603.1(7)(i) Parking and Drives. -- Parking is prohibited within the front and side yards except on improved surfaces or off drive parking area in LDR-2 District.	\$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

12331 GLADIOLA ST
CITATION # 56878-24080
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470



Board of Adjustment and Appeals - Regular Session

7.

Meeting Date: 09/04/2014

Subject: Case 14-22V, Special Assessment Objection, Robert and Laurie Olson, 12528 Flintwood Street NW, 01-31-24-43-0007

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid citation penalties associated with code enforcement activity against the subject property in the amount of \$3,000 are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$3,000 is for two rental license penalties (\$1,000 and \$2,000).

The City first investigated this property as a possible unlicensed rental property in 2012 when the water billing address provided was different than the subject address. Anoka County records confirmed this property was non-homestead. The initial compliance letter requiring the property owners obtain a rental license was sent in September 2012 and the \$500 penalty charged in December 2013 after there was no license obtained and no response from the property owners. This penalty was subsequently assessed to the property taxes and is not considered in the current special assessment appeal.

A City housing inspector sent a second compliance letter (with a penalty of \$1,000 for noncompliance) on December 2, 2013, requiring the property owners obtain a rental license by January 15, 2014. On December 10, 2013, the property owner contacted the City to request a time extension. One of the property owners stated a nephew was temporarily living in the house and that she would apply for relative homestead status with the County, making the rental license unnecessary. She also stated it was their intention to sell the property. A two month time extension was granted. On March 13, 2014, the \$1,000 penalty was charged to the property when relative homestead status was not obtained.

A third compliance letter (\$2,000 penalty for noncompliance) was sent to the property owners on March 13, 2014, requiring either a rental license or relative homestead status be obtained by April 14, 2014. No further communication was received from the property owners, so a City inspector performed a site visit on April 22, 2014, and verified the property was still occupied. The property was still listed as non-homestead with Anoka County. On June 17, 2014, the \$2,000 penalty was charged to the property.

Another compliance letter (\$2,000) was sent to the property owners on June 17, 2014, with a compliance date of July 18, 2014. That penalty has not yet been charged. No further communication has been received from the property owners until the submission of this special assessment appeal. The property owner's written objection to this proposed special assessment states that an application for relative homestead would be filed.

ACTION REQUESTED

In Case 14-22V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$3,000 special assessment in its entirety.

Attachments

Supporting Documents

August 5, 2014

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Attn: City Clerk



9:30 am
C. Lindahl

**RE: 12528 Flintwood Street NW, Coon rapids, MN 55448
Robert and Laurie Olson
PIN# 01-31-24-43-0007**

I am in receipt of your letter dated July 17th, 2014 whereby the Neighborhood Reinvestment Division of the City of Coon Rapids is proposing to assess fees of \$1,000 and \$2,000 respectively for "**Citation Fee - No Rental License**" for the property referenced above. I am not renting the house – it has not been, nor will ever be a "rental property". Please accept this letter as my **written objection** to the proposed penalty.

We purchased the property in the fall of 2003 with the intent to "flip it". We worked on the house for the next several years (as it was in disrepair), paid the heat, electric and water bills, Association Fees and the property taxes – non-homesteaded. We mowed the lawn every summer and shoveled the sidewalks and driveway every winter. We tried to be good neighbors even though we never lived there. Our intent was to sell it. The market dropped – housing values went down and we decided to hold on to it and wait for the market to go back up. We continued to make the mortgage payments. Like a lot of other people, we could have defaulted and let it go back to the bank. We chose not to.

In 2012 and 2013 Dusty and Rose Nelson (my brother's daughter and son-in-law) lived in the house while they waited to qualify to buy a house of their own. In May of 2013, my nephew Jeff Gillespie fell on hard times and needed a place to live so I invited him (and his family) to live in the house. I don't know how long he will live at this property, but he is welcome to stay as long as he needs to. Again – we are waiting for the market to change so we can eventually sell the house.

I called Anoka County and asked for help in filling out and filing the Homestead Application Form (see attached). I never intended to change the Homestead filing status – as I did not know how long he would occupy the house. But, given the letters I received, I will file the paperwork tomorrow to get the process started – and lower the taxes.

Sincerely,

Laurie L. Olson

Attachments

C: Jeffrey Gillespie

Homestead Application Form

Applications are due by December 15. Please read all instructions before completing this form.

Applicant Information (Parties that will be occupying the property)

This section is to be completed by each applicant claiming homestead on the property. By completing this section, you certify that you are a Minnesota resident, and occupy the property described below as your primary place of residence. You also certify that the information you provide is true and correct to the best of your knowledge.

Applicant 1/Occupant First Name	Middle Initial	Last Name	Social Security Number
JEFFREY	J	GILLESPIE	

Are you listed as an owner on the deed? Yes No

Marital status: Single Married Divorced* Legally Separated* *Please attach supporting documents

If married, does your spouse occupy the property? Yes No

Applicant 2/Spouse/Co-occupant First Name	Middle Initial	Last Name	Social Security Number

Are you listed as an owner on the deed? Yes No

Marital status: Single Married Divorced* Legally Separated* *Please attach supporting documents

If married, does your spouse occupy the property? Yes No Is your spouse Applicant 1? Yes No

Address of Property

12528 FLINTWOOD STREET NW

City	State	ZIP Code	County
COON RAPIDS, MN	MN	55448	ANOKA

Telephone Number	Email	Date Applicant Moved In
()		05/01/2013

Occupant's Previous Address	City	State	ZIP Code
10924 QUINCY BLVD. NE	BLAINE	MN	55434

Date vacated	Was this property classified as homestead?
05/01/2013	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

- Check here if you are applying for an agricultural homestead (either owner-occupied or relative.) Check all that apply.
- Neither you nor your spouse claim another agricultural homestead.
 - Relative Only: Neither the applicant relative nor his/her spouse claim another agricultural homestead.
 - Relative Only: There are no other agricultural relative homesteads in Minnesota for this family.

Owner Information

Date Purchased	Check here if the owner is a Minnesota resident.
September 2003	<input checked="" type="checkbox"/>
	<input type="checkbox"/> Check here if the owner is a co-signer for financing purposes only.
	<input checked="" type="checkbox"/> Check here if you are applying for a relative homestead and complete the information below:

Property Owner First Name	Middle Initial	Last Name	Relationship to Applicant
LAURIE	L	OLSON	AUNT

Owner's Street Address
9664 MENDEL ROAD, N

City	State	ZIP Code	County
STILLWATER	MN	55082	WASHINGTON

Sign Here (Applicant/Occupant)

I certify that the above information is true and correct to the best of my knowledge. Minnesota Statutes, section 609.41, states that anyone giving false information in order to avoid or reduce their tax obligations is subject to a fine of up to \$3,000 and/or up to one year in prison.

Signature of Applicant 1/Occupant	Date	Daytime phone
<i>[Signature]</i>	8/5/14	(763) ...
Signature of Applicant 2/Spouse/Co-occupant	Date	Daytime phone
<i>[Signature]</i>		

Please mail this completed application, a copy of the deed and Certificate of Real Estate Value for the property, and all other required attachments to Anoka County Property Records & Taxation, 2100 3rd Ave., Room 119, Anoka, MN 55303

Instructions for Homestead Application Form

Who is Eligible for Homestead?

If you own and occupy your own property, you may be eligible for homestead treatment. Classification as a residential or agricultural homestead may make your property eligible for a reduced classification rate and/or a reduced taxable value, or may make you eligible for special program enrollment and the Property Tax Refund program.

You must have owned the property and occupied it as your primary residence by no later than December 1 of the current year to be eligible for homestead for taxes payable next year.

How to Apply

Complete the entire application fully and legibly. Mail the application to your county assessor within 30 days of establishing homestead, but no later than December 15 of the current year to be eligible for homestead in the next payable tax year.

Applications do not need be submitted annually in order to continue receiving homestead; however, the assessor may ask for an updated application at any time.

All owner-occupants and spouses who occupy the property must provide Social Security numbers and sign the form.

Please mail completed application, a copy of the deed and Certificate of Real Estate Value (CRV) for the property, and all other required attachments to:

Anoka County Prop Rec & Tax
2100 3rd Ave, Room 119
Anoka, MN 55303

Required attachments

If any owners do not occupy the property, you must furnish the assessor with the names and addresses of the owners.

If any spouses do not occupy the property, you must furnish the assessor with the names and addresses of the spouses.

If more than two owners occupy the property, please attach another form with the Applicant/Occupant Information section completed.

You MUST include a copy of the deed to the property, complete with a legal description and a copy of the certificate of real estate value (CRV), along with the application.

Use of information

The information on this form is required by Minnesota Statutes, section 273.124 to properly identify you and determine if you qualify for homestead. Your Social Security number is required. If you do not provide the required information, your application will be denied. If you provide your Social Security number thereafter, the effective date of the homestead classification may be delayed. Your Social Security number is considered private data for purposes of establishing homestead.

The Social Security number(s) you provide on this form will not be disclosed to the public, but may be shared among government officials for tax collection and administration purposes.

If you sell, move or change your marital status

If this property is sold, you or your spouse changes your primary residence, or you change your marital status, state law requires you to notify the county assessor within 30 days.

Penalties

Making false statements on this application is against the law. Minnesota Statutes, section 609.41, states that anyone giving false information in order to avoid or reduce their tax obligations is subject to a fine of up to \$3,000 and/or up to one year in prison.

If you falsely claim homestead, penalties may also be assessed in the amount of the tax that would have applied to your property had it not been considered homestead.

Additional resources

Your County Assessor's Office should be able to assist you with properly filling out this form. A fact sheet may be found on the Department of Revenue's website at www.revenue.state.mn.us.

PROPERTY ADDRESS: 12528 FLINTWOOD ST

Work Order #50306

Rental Complaint

OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INFORMATION SENT		9/4/12	POSCH, MICHELLE	PACKET/LETTER - COMPLT FROM UTILITY BILLING
RENTAL VIOLATION	10/15/12	12/2/13	POSCH, MICHELLE	\$500 NO LICENSE - NO RESPONSE
ASSESSMENT		12/2/13	POSCH, MICHELLE	\$500 NO LICENSE FROM 10/15/2013
RENTAL VIOLATION	12/2/13	3/13/14	POSCH, MICHELLE	\$1000 NO LICENSE - 12/10/2013 two month extension. filed with County today. - STILL NOT REGISTERED
COMMUNICATE W OWNEF		12/10/13	POSCH, MICHELLE	laurie olson called to ask for an extension (granted) she is contacting anoka city for relative homestead today. nephew is living there temporarily and then she plans to sell.
ASSESSMENT		3/13/14	POSCH, MICHELLE	ASSESSED \$1000 FROM 3/1/2014 COMPLIANCE
RENTAL VIOLATION	3/13/14	4/22/14	POSCH, MICHELLE	\$2000 NON LICENSED
INFORMATION		4/22/14	POSCH, MICHELLE	INSPECTED PROPERTY FOR OCCUPANCY AND THE PROPERTY IS STILL OCCUPIED, THERE IS NO CHANGE IN STARLITE. NO RELATIVE HOMESTEAD.
POLICE CONTACT		5/2/14	TONINATO, DESIREE	C/N 14089532 Loud domestic disturbing. both DK. Thye said they are renting from Gillespies Aunt (Laurie Olson).....
ASSESSMENT		6/17/14	DRABCZAK, LEYA	2000.00 assessment forwarded to finance dept.
RENTAL VIOLATION		6/17/14	DRABCZAK, LEYA	2000.00 rental violation sent to owner

Files attached to this work order:

- \\WorkOrder\50306\20140313081755288.pdf
- \\WorkOrder\50306\20120904085510127.pdf
- \\WorkOrder\50306\12528 flintwood st 2k admin fine 06172014.pdf
- \\WorkOrder\50306\20131202093240100.pdf

End of Report for 12528 FLINTWOOD ST



September 04, 2012

ROBERT W & LAURIE OLSON
9664 MENDEL RD N
STILLWATER, MN 55082

**RE: 12528 FLINTWOOD ST
PIN: 013124430007**

As the Housing Inspector for the City of Coon Rapids, part of my job is to identify rental properties and help landlords through the rental licensing process. This letter is to help you through the application process. **The property above has been identified as a rental. A rental license is required. This property is classified as a non/homestead property with Anoka County and is occupied by someone other than the owner. A relative homestead must be registered with Anoka County as such. This property is not a registered relative homestead.**

The rental dwelling licensing program has been in existence since 1999. This program requires all rental units to be licensed. [City Code Chapter 12-900] This is accomplished by simply filling out the enclosed rental license application, permitting a basic maintenance and safety inspection of the property, submitting a rental license fee and/or conversion fee (the conversion fee includes the first years license and inspection fees of \$170/single family), and an owners background check for \$45. The owner or agent is required to attend an eight hour Crime Free/Drug Free Housing Training Seminar or submit a copy of a certificate of completion.

Enclosed you will find a Rental Licensing brochure outlining the program; a return envelope to submit the rental license application and other documents; a check list of items to be returned, and to be inspected; a copy of the Rental Licensing Ordinance 12-900 and a copy of Landlords and Tenants Rights and Responsibilities.

COMPLIANCE DATE: 10/15/2012

City Code Chapter 12-917 requires a \$500 fine be charged to properties that are being rented without a license. The fine will be waived if a rental license is obtained by the compliance date above. As soon as the application is returned we can schedule an inspection. Our inspection hours are Monday - Thursday, 7:00 a.m. - 5:30 p.m.

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO# 50306

WO# 50306



Welcome to the Web site of

Anoka County
Minnesota

[Home](#) [Help](#)

[Logoff](#)

[Home](#) -> [Property Search](#) -> [Property Search Result](#) -> [Property Summary](#)

[Printable Version](#)

Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	01-31-24-43-0007	Situs Address	12528 FLINTWOOD ST NW , COON RAPIDS, MN 55448-0000
-------------	------------------	---------------	--

Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	OLSON ROBERT W & LAURIE L	12528 FLINTWOOD ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	01/21/2004	Current
Taxpayer	100.00	OLSON ROBERT W & LAURIE L	12528 FLINTWOOD ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	01/21/2004	Current

[Printable Version](#)

Developed by Manatron, Inc.

@2010 All rights reserved.

Version 1.0.4581.14247



Welcome to the Web site of

Anoka County
Minnesota

[Home](#) [Help](#)

[Logoff](#)

[Home](#) -> [Property Search](#) -> [Property Search Result](#) -> [Property Summary](#)

[Printable Version](#)

Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

General Information

Property ID	01-31-24-43-0007
Tax Year	2012
Situs Address	12528 FLINTWOOD ST NW , COON RAPIDS, MN 55448-0000
Property Description	LOT 4 BLK 1 OAKWOOD PARK SUBJ TO EASE OF REC
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Property Classification

Tax Year	Classification
2013	4BB1-Residential Non-Homestead single unit
2012	4BB1-Residential Non-Homestead single unit

Property Characteristics

Lot Size	SE60*137
Year Built	1988

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	COON RAPIDS
Watershed	COON CREEK WATERSHED
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

[Printable Version](#)

Developed by Manatron, Inc.

©2010 All rights reserved.

Version 1.0.4581.14247



City of Coon Rapids
 11155 Robinson Drive
 Coon Rapids, MN 55433-3761
 Tel: 763-767-2880
 Fax: 763-767-6491
 www.coonrapidsmn.gov

**COON
 RAPIDS**
 Minnesota

**Rental License Violation
 and Administrative Fine**

December 02, 2013

ROBERT W & LAURIE OLSON
 9664 MENDEL RD N
 STILLWATER, MN 55082

Address: **12528 FLINTWOOD ST**
 COON RAPIDS, MN 55448

PIN #: 013124430007

A previously sent Rental License Violation and Administrative Fine for \$500 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$1000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
12528 FLINTWOOD ST	01/15/2014	12-903(1) - Rental License Required	\$1000

Michelle Posch
 Housing Inspector
 City of Coon Rapids
 763-767-6575
 763-767-6573 fax
 mposch@coonrapidsmn.gov

WO#50306



Welcome to the Web site of

Anoka County
Minnesota

Home Help

Home -> Property Search -> Property Search Result -> Property Summary

WPA 50306
\$11000
Compliance 1/15/2014

[Printable Version](#)

Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

General Information

Property ID	01-31-24-43-0007
Tax Year	2013
Situs Address	12528 FLINTWOOD ST NW , COON RAPIDS, MN 55448-0000
Property Description	LOT 4 BLOCK 1 OAKWOOD PARK , EX RD SUBJ TO EASE OF REC
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Property Classification

Tax Year	Classification
2014	4BB1-Residential Non-Homestead single unit
2013	4BB1-Residential Non-Homestead single unit

Property Characteristics

Lot Size	SE60*137
Year Built	1988

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	COON RAPIDS
Watershed	COON CREEK WATERSHED
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

[Printable Version](#)

Developed by Manatron, Inc.

@2010 All rights reserved.

Version 1.0.4581.14247

No Response
still 4BB1
1st Compliance 10/15/2013



Welcome to the Web site of
Anoka County
 Minnesota

[Home](#) [Help](#)

[Logoff](#)

[Home](#) -> [Property Search](#) -> [Property Search Result](#) -> [Property Summary](#)

[Printable Version](#)

Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	01-31-24-43-0007	Situs Address	12528 FLINTWOOD ST NW , COON RAPIDS, MN 55448-0000
-------------	------------------	---------------	--

Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	OLSON ROBERT W & LAURIE L	12528 FLINTWOOD ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	01/21/2004	Current
Taxpayer	100.00	OLSON ROBERT W & LAURIE L	12528 FLINTWOOD ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	01/21/2004	Current

[Printable Version](#)

Developed by Manatron, Inc.

@2010 All rights reserved.

Version 1.0.4581.14247



Rental License Violation and Administrative Fine

March 13, 2014

ROBERT W & LAURIE OLSON
9664 MENDEL RD N
STILLWATER, MN 55082

Address: **12528 FLINTWOOD ST**
COON RAPIDS, MN 55448
PIN #: 013124430007

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$2000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

<u>Address</u>	<u>Compliance Date</u>	<u>City Code</u>	<u>Fine Amount</u>
12528 FLINTWOOD ST	04/14/2014	12-903(1) - Rental License Required	\$2000


Michelle Posch

Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#50306



Rental License Violation and Administrative Fine

June 17, 2014

ROBERT W & LAURIE OLSON
9664 MENDEL RD N
STILLWATER, MN 55082

Address: **12528 FLINTWOOD ST**
COON RAPIDS, MN 55448

File # 50306

PIN #: 013124430007

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$2000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees by the Compliance Date stated below. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
12528 FLINTWOOD ST	7/18/2014	12-903(1) - Rental License Required	\$2000

Leya Drabczak
Housing Inspector
City of Coon Rapids
763-767-6420
763-767-6573 fax
ldrabczak@coonrapidsmn.gov



Board of Adjustment and Appeals - Regular Session

8.

Meeting Date: 09/04/2014

Subject: Case 14-23V, Special Assessment Objection, Richard Smiley, 2720 Northdale Blvd,
16-31-24-12-0058

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid fees associated with code enforcement activity against the subject property in the amount of \$750 is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$750 is for five excessive consumption of (inspection) services fees.

This property was inspected by city housing and code enforcement inspectors on July 19, 2012, and found to be unoccupied. Because of its vacant status, the property was posted that same day with a Notice of Water Shut Off advising that the City would be shutting off water service to the property as provided by City Code Section 13-216. The City shut off water service on August 2, 2012. Due to no water service and a number of unresolved building code issues, on August 6, 2012, the property was posted Unsafe for Human Habitation under the provisions of City Code Section 12-313. The property is currently vacant.

On August 12, 2013, the Coon Rapids Police Department informed City inspectors that the property owner had removed the storm doors upon which the Unsafe for Human Habitation placards had been posted. City inspectors went out to the property on that same day to repost the property and an excessive consumption of services fee (\$150) was charged.

The next morning on August 13, 2013, Coon Rapids Police Department informed City inspectors that the Unsafe for Human Habitation postings had been removed again from the house and placed on the storm doors located in the yard so City inspectors went back out to the property to repost. Another excessive consumption of services fee (\$150) was charged.

Later that same day, on August 13, 2013, a City inspector noticed both postings had been removed again and the front door had been repainted, so City inspectors waited until August 15, 2013, to repost the property once more. A third excessive consumption of services fee (\$150) was charged.

On August 16, 2013, Police drove by the property and noticed both postings were removed from the house and placed on the storm doors that had been bound with shrink wrap to trees in the front yard. The City inspector reposted the property with a police escort and a fourth excessive consumption of services fee (\$150) was charged.

On August 19, 2013, Police and a City inspector went back out to the property after the postings were found to have been removed once again. The property owner was on site at the time and did not want City staff taping the posting to his door, so he attached a board across each door and Police stapled the postings to the boards. A fifth excessive consumption of services fee (\$150) was charged.

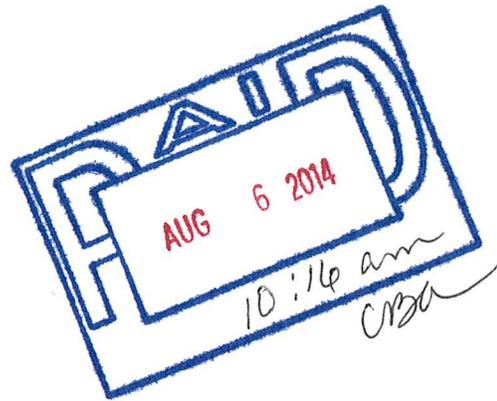
ACTION REQUESTED

In Case 14-23V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$750 special assessment in its entirety.

Attachments

Supporting Documents

Richard Smiley
1886 121st AVE. N.E.
Blaine MN 55449



PIN # 16-31-24-12-0058
2720 Northdale Blvd.

Violation Amount \$750.00
Excession Consumption

To: Coon Rapids

I Richard Smiley wish to appeal because I don't know what this bill is for. I asked for a itemized statement and was told they didn't have one. I am being billed 1 year after the violation occurred. I have never called for City Services.

Richard Smiley

8-6-14

CITY OF COON RAPIDS

Cash Receipt

Receipt Date 8/6/2014

Receipt Number 138494

RICHARD SMILEY

CK0957602635

50000.1261 750.00

RICHARD SMILEY

Total Receipt Amount 750.00

123036 10:16:07

PRINTED ON NEW MILK PAPER WITH MICROFINES TO VIEW FOR ADDITIONAL SECURITY FEATURES SEE BACK

CASHIER'S CHECK

0957602635

Office AU: 11-24
1210(8)

Remitter: RICHARD D SMILEY
Operator I.D.

August 06, 2014

PAY TO THE ORDER OF ***CITY OF COON RAPIDS***

Seven hundred fifty dollars and no cents

\$750.00

Payee Address:
Memo: ASSESSMENT

WELLS FARGO BANK, N.A.
12120 ABERDEEN ST NE
BLAINE, MN 55449
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 750.00

[Signature]
CONTROLLER

Details on Back. Security Features Included.

8.

PROPERTY ADDRESS: 2720 NORTHDAL BLVD

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1		7/19/12	MITLYNG, ADAM	inspection with LD, vacant, utilities on, posted water shut off
COMMUNICATE W OWNEF		7/19/12	DEGRANDE, KRISTIN	Owner Richard Smiley came in to City Hall on 7/19/12 to discuss the water posting, very upset. Attached email has more details.
INFORMATION		8/1/12	DEGRANDE, KRISTIN	No indication owner is moving in to property. Comments made at the counter confirmed this - claimed he would let a new buyer deal with all the issues.
INFORMATION		8/1/12	HINTZE, CINDY	Requested Public Works to close the curbstop.
CLOSE CURB STOP	8/2/12	8/2/12	BAUTCH, JOSH	Dug up & fixed. Turned off.
911 ESCORT REQUIRED		8/6/12	DEGRANDE, KRISTIN	Owner is Richard Smiley. Police Escort required at this property or any discussions with Mr. Smiley within City Hall.
NOT HABITABLE		8/6/12	DRABCZAK, LEYA	No water; people living illegally in house - not owner, not tenants, no rental license. PortaPot in front yard. Property was posted not habitable and placed on police roll call. Met police at property.
COMMUNICATE W OWNEF		8/31/12	NEVINSKI, MARC	Mr. Smiley submitted a variance application to hire an independent inspector to close out building permits. Cannot request a variance for building permits. See attached correspondence.
POLICE CONTACT		8/7/12	POSCH, MICHELLE	Sgt Tom Hawley - arrest made see police report
POLICE ACT FOLLOW-UP		8/7/12	POSCH, MICHELLE	Tenant escorted back to the property to remove belongings.
INFORMATION		9/12/12	POSCH, MICHELLE	R SMILEY PUT A HANDICAP OUTHOUSE ON THE FRONT LAWN OF HIS PROPERTY FOR THREE OR FOUR WEEKS. IT WAS REMOVED LAST WEEK WITH NO ACTION FROM THE CITY. LOTS OF COMPLTS. SEE RENTAL COMPLT WORK ORDER.
INSPECTION FOLLOWUP		9/27/12	GAZELKA, MIKE	VACANT GAS ON
INFORMATION		10/26/12	DRABCZAK, LEYA	property re posed as previous postings were removed.
INSPECTION 1		10/26/12	DRABCZAK, LEYA	ld re posted property but did not enter the dwelling. While posting on the door there was a strong odor coming from the dwelling.
POLICE CONTACT		10/26/12	DRABCZAK, LEYA	crpd assisted
FIRE CONTACT		10/26/12	DRABCZAK, LEYA	nick house
VACANT MONITOR FEE	2/15/13	1/7/13	POSCH, MICHELLE	\$600 VAC MONITOR FEE, PREVIOUSLY CHARGED, CURRENT OWNER 7/1/08, COMPLIANCE 2/15/2013. COPIES TO BOTH MEAGAN AND RICHARD SMILEY.
INFORMATION		1/9/13	HINTZE, CINDY	Per Melissa W., Legal Dept, during court yesterday, Mr. Smiley repeatedly stated he had water. Water is on illegally if he does have water. Per DKW, State denied Mr. Smiley a well on this property.
HEARING - BOA	3/11/13	3/7/13	DEGRANDE, KRISTIN	Property owner was not present at Board of Appeals meeting to testify. Board voted to affirm \$600 assessment 5-0.
INFORMATION	3/14/13	3/14/13	DEGRANDE, KRISTIN	Letter informing property owner of Board of Appeal results was returned - had Andover instead of Coon Rapids as address. I sent a corrected one in today's mail. Property owner has already paid off assessment.
INFORMATION		4/10/13	POSCH, MICHELLE	notice of assessment appeal for district court sent from Mr. Smiley. see attached
POLICE CONTACT		5/13/13	DRABCZAK, LEYA	POLICE REPORT 13100951 REGARDING TARPS, FLAGS AND 3" OF SAND OVER THE ASPHALT DRIVEWAY.
INSPECTION 1		5/13/13	DRABCZAK, LEYA	LD CONTACTED DAVE FULL REGARDING THE SAND RUNNING OFF INTO THE STORM DRAIN SYSTEM DURING A RAIN STORM. LD SPOKE TO DAVE B. ADAM TO INVESTIGATE SIGN VIOLATIONS.
POLICE CONTACT		5/11/13	DRABCZAK, LEYA	POLICE REPORT # 13100951 ATTACHED.
INSPECTION 1		5/16/13	DRABCZAK, LEYA	reports of sand and grass clippings being in the street around the property. Ld inspected with am and crpd, report # 13104998. Sgt. Hawley issued a citation to the owner of the property.

PROPERTY ADDRESS: 2720 NORTHDAL BLVD

INSPECTION 1	5/16/13	DRABCZAK, LEYA	Id noted that owner is putting up silt fence around the property and over the driveway covered with sand.
INFORMATION	5/17/13	DRABCZAK, LEYA	dave full received a complaint from a neighbor regarding the condition of this property and what the city is going to do about it
COMPLAINT	5/30/13	POSCH, MICHELLE	NEIGHBOR COMPLT REGARDING SILT FENCE BLOWING ACROSS THE SIDEWALK. ALSO PROPERTY IS AN EYESORE.
INFORMATION	6/4/13	DRABCZAK, LEYA	received complaint about the vehicle in the driveway forwarded to adam m.
POLICE CONTACT	6/10/13	DRABCZAK, LEYA	POLICE REPORT # 13122945 TOM HAWLEY, REPORT OF OWNER SPRAYING GRASS IN THE BLVD WITH WEED KILLER
INSPECTION FOLLOWUP	8/12/13	DRABCZAK, LEYA	ld with am re posted property as original postings on storm doors. storm doors have been removed by owner and shrink wrapped to the trees in the front yard.
INSPECTION FOLLOWUP	8/12/13	DRABCZAK, LEYA	NOTIFIED BY CRPD THAT POSTINGS WERE REMOVED. AM NOTIFIED DAVE B AND PROPERTY WAS REPOSTED. AT 230 PM ON 8/12/2013
EXCESSIVE USE #1	8/12/13	DRABCZAK, LEYA	EXCESSIVE USE FOR POSTING BEING REMOVED.
INSPECTION FOLLOWUP	8/13/13	DRABCZAK, LEYA	LD GOT A CALL FROM BOB T. CRPD POSTINGS WERE REMOVED. 830 AM
EXCESSIVE USE #2	8/13/13	DRABCZAK, LEYA	150.00 FOR REMOVING POSTINGS.
ASSESSMENT	8/12/13	DRABCZAK, LEYA	150.00 ON 8/12/2013 FOR REMOVING POSTINGS.
ASSESSMENT	8/13/13	DRABCZAK, LEYA	ASSESSMENT FOR 150.00 POSTINGS REMOVED ON 8/13/2013 830 A.M.
INFORMATION	8/14/13	DRABCZAK, LEYA	building dept received 2 citizen complaints regarding the above property. Citizens were referred to the City Attorneys office
INSPECTION FOLLOWUP	8/13/13	DRABCZAK, LEYA	report from bob t crpd states that postings removed from the dwelling (dwelling was reposted the morning of 8/13/2013) door is painted with black and white stripes and postings removed from front door and side door. Side door was not repainted.
INSPECTION FOLLOWUP	8/15/13	DRABCZAK, LEYA	adam went to re-post property. one posting was on the ground and painted with black spray paint the other posting was painted over and was not legible.
EXCESSIVE USE #3	8/15/13	DRABCZAK, LEYA	150.00 for removing posting and defacing postings.
ASSESSMENT	8/15/13	DRABCZAK, LEYA	150.00 to assessing for excessive use
ZERO TOLERANCE	8/15/13	TONINATO, DESIREE	zero tolerance letter sent to Mr. Smiley, 6 police calls since 5-11-2013 and 18 since ownership. see attached letter.
INFORMATION	8/15/13	DRABCZAK, LEYA	total of 5 complaints of port a pot in front yard dated 8/7/2012 thru 8/14/2012 copied from wo# 41440
INFORMATION	8/15/13	DRABCZAK, LEYA	copied from wo# 41440 on 10/26/2012 postings were removed ld checked with building no permits, no permission to be on site, ld reposted property immediately.
INSPECTION FOLLOWUP	8/16/13	DRABCZAK, LEYA	ld notified that postings were removed from the front door and placed on the shrink wrapped doors in the front yard. crpd placed call to ld. ld went to property with crpd and reposted the property
ASSESSMENT	8/16/13	DRABCZAK, LEYA	excessive use of 150.00 for removing postings from dwelling.
EXCESSIVE USE #4	8/16/13	DRABCZAK, LEYA	150.00 for removing postings from dwelling.
INSPECTION FOLLOWUP	8/19/13	DRABCZAK, LEYA	ld reposted the property postings were removed from doors. owner was upset about the tape being used and proceeded to screw two fence pickets to the siding of the dwelling. We then stapled the postings to the fence pickets.
INSPECTION FOLLOWUP	8/19/13	DRABCZAK, LEYA	ld felt threatened when rs jumped between the front door and ld when she was on the first step of the dwelling. officers told him to get away from ld. officer newfeld then posted the property. ld took photos and explained excessive use
INSPECTION FOLLOWUP	8/19/13	DRABCZAK, LEYA	ld took photos and asked mr smiley if he had any questions, he said he did not. the entire exchange was video taped by mr smiley.

PROPERTY ADDRESS: 2720 NORTHDAL BLVD

INFORMATION SENT	8/20/13	HINTZE, CINDY	Officer Tom Sharon sent letter to neighbors in a 2 block radius of Mr. Smiley's property. Letter and mailing area are attached.
COMMUNICATE W OWNEF	8/20/13	DEGRANDE, KRISTIN	Officer Tom Sharon drove over to Richard Smiley's home in Blaine to attempt talking with him to resolve issues.
INFORMATION	8/21/13	DRABCZAK, LEYA	Id spoke to dave full and he stated representatives from anoka county spoke to Mr. Smiley in person regarding the condition of the blvd. Further information was forwarded to the DNR/EPA regarding sand in the storm drain and run off issues
INFORMATION	8/21/13	DRABCZAK, LEYA	CATHY ANGELL RECEIVED A CALL FROM A CITIZEN CONCERNED ABOUT HER CHILDREN WALKING BY THIS RESIDENCE WHEN SCHOOL STARTS IN A FEW WEEKS.
INFORMATION	8/26/13	DRABCZAK, LEYA	Id received an email from a concerned citizen about this property, via city clerks office.
EXCESSIVE USE #5	8/19/13	DRABCZAK, LEYA	excessive use of service for 150.00 for reposting the property as signs were removed from dwelling.
INSPECTION FOLLOWUP	9/18/13	GAZELKA, MIKE	vacant; gas off
INFORMATION	10/9/13	DRABCZAK, LEYA	citizen stopped engineering staff to voice their frustration with the appearance of this dwelling. Staff advised citizen to contact their council member.
INFORMATION	10/17/13	DRABCZAK, LEYA	WHILE IN THE NEIGHBORHOOD CHECKING ON ANOTHER PROPERTY LD WAS STOPPED 3 SEPARATE TIMES BY CITIZENS VOICING CONCERNS ABOUT THE PROPERTY
INSPECTION 1	2/13/14	DRABCZAK, LEYA	property still vacant
VACANT MONITOR FEE	2/24/14	DRABCZAK, LEYA	vacant monitor letter sent for 600.00 previously on vm list same onwer richard smiley since 7/1/2008
INFORMATION	3/10/14	DRABCZAK, LEYA	ld received 2 complaints on the large flag attached to the above dwelling. no names were given on voicemail
INFORMATION	3/11/14	DRABCZAK, LEYA	am voicemail ld received 3 complaints on the flag on the front of the home at the above address.
INFORMATION	3/12/14	HINTZE, CINDY	Kristin received an email from a resident complaining of the state of this property, including the upside down flag across the front of the house.
INFORMATION	3/18/14	DRABCZAK, LEYA	neighbor is concerned about the blight it brings to the neighborhood.
COMMUNICATE W OWNEF	3/18/14	DRABCZAK, LEYA	ld called mr. smiley and it was his intention to appeal the vacant monitoring fee. ld forwarded all info to dave brodie.
INFORMATION	3/14/14	DRABCZAK, LEYA	Marc N. noted that the flag was removed from the front of the dwelling.
INFORMATION	3/6/14	DRABCZAK, LEYA	letter returned vacant and undeliverable
INFORMATION SENT	3/7/14	DRABCZAK, LEYA	mailed original letter to Mr. Smiley at Blaine address via us mail
APPEAL - BOA	3/18/14	DEGRANDE, KRISTIN	Richard Smiley submitted an appeal for his Vacant Property Monitoring fee.
INFORMATION	3/26/14	DRABCZAK, LEYA	ld and am drove by property while driving to another address an noted no changes on the exterior of the property. am took photo of the property
INFORMATION SENT	3/27/14	DEGRANDE, KRISTIN	A letter (attached) was sent to Mr. Smiley denying his ability to appeal - was received 11 days after the VMF letter was re-sent to his Blaine address and he did not specify grounds for his appeal in his letter.
INFORMATION	3/31/14	DEGRANDE, KRISTIN	Councilmember Koch reported property is free of flags, tarps, boards, etc. Provided the attached photo dated 3/31/14
VACANT MONITOR FEE	3/24/14	DRABCZAK, LEYA	fee of 600.00 paid
INSPECTION FOLLOWUP	5/7/14	CAMERER, CALVIN	vacant; gas & elec on
INFORMATION	6/10/14	DRABCZAK, LEYA	neighbor called stating that Mr. Smiley is digging up her mailbox. CRPD was called and referred Mr. Smiley to the USPS re mailboxes right of way uses were explained and officer weige asked him to stop and replace the mailbox.

PROPERTY ADDRESS: 2720 NORTHDAL BLVD

Files attached to this work order:

- \WorkOrder\49507\20130410084515364.pdf
- \WorkOrder\49507\Smiley District Appeal.pdf
- \WorkOrder\49507\20130430095934165.pdf
- \WorkOrder\49507\Smiley's letter denying appeal 3-14.pdf
- \WorkOrder\49507\2720 NORTHDAL BLVD 08122013.docx
- \WorkOrder\49507\2720 NORTHDAL BLVD 08132013.docx
- \WorkOrder\49507\Neighborhood letter mailing area.pdf
- \WorkOrder\49507\Neighborhood Letter.pdf
- \WorkOrder\49507\2720 NORTHDAL BLVD 08192013.docx
- \WorkOrder\49507\2720 northdale blvd vbr 2014.pdf
- \WorkOrder\49507\2720 northdale Blvd staff notes 07192012.pdf
- \WorkOrder\49507\2720northdale.docx
- \WorkOrder\49507\20130107131258808.pdf
- \WorkOrder\49507\2720 Northdale Blvd Variance Denial 08312012.pdf
- \WorkOrder\49507\2720 northdale blvd vbr and counts 2014.pdf
- \WorkOrder\49507\Koch Photo - 3-31-14.jpg
- \WorkOrder\49507\2720 northdale vbr payment 2014.pdf
- \WorkOrder\49507\2720 northdale signed affidavit of mailing .pdf
- \WorkOrder\49507\2720 NORTHDAL BLVD 05112013.pdf
- \WorkOrder\49507\2720 northdale blvd 05162013.pdf

Work Order #56849

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED INFORMATION SENT		6/4/14	GAZELKA, MIKE	Citation posted at property. 8-11" 911 POLICE ESCORT REQUIRED
		6/4/14	HINTZE, CINDY	Courtesy letter sent to both Megan Smiley at 2720 Northdale and Mr. Smiley at his Blaine address.
CITATION REINSPECT COMPLIANCE	6/12/14	6/12/14	GAZELKA, MIKE	Grass has been cut.
		6/12/14	HINTZE, CINDY	

Files attached to this work order:

- \WorkOrder\56849\06042014 Smiley blaine letter.pdf

End of Report for 2720 NORTHDAL BLVD

**THIS PROPERTY IS POSTED AS
UNSAFE FOR HUMAN HABITATION**

DATE **10/26/2012** ADDRESS: **2720 NORTHD ALE BLVD**

PERMITTED ACCESS TO DWELLING FOR COMPLIANCE PURPOSES ONLY BETWEEN THE HOURS OF

_____ NEVER _____ A.M. AND _____ NEVER _____ P.M. WEEK DAYS ONLY SATURDAY-SUNDAY

THE CONDITION OF THIS PROPERTY INCLUDES:

- EXCESSIVE STORAGE/CLUTTER UNSANITARY CONDITIONS **STRUCTURAL / ELECTRICAL ISSUES**
- WATER DAMAGE/BURST PIPES **LACK OF UTILITIES** = GAS / ELECTRIC/ **WATER** **PERMITS REQUIRED**
- OTHER _____

Any building unsanitary, unsafe to the extent that the defects create a hazard to the health, safety or welfare of the occupants or the public; may be declared unfit for human habitation. [City Code Section 12-313 & 12-314]. **All persons acting contrary to this order, or removing or mutilating this notice, are subject to criminal prosecution unless authorized by the Compliance Official. Violations and Penalties, a violation of this order is punishable by up to 90 days in jail and/or a \$1000.00 fine.** Excessive Use of Services fees may apply [City Code Section 12-317].

Compliance Official

Brian Vinkemeier Chief Building Official(Interim) 763-767-6576	Michelle Posch Housing Inspector 763-767-6575	Leya Drabczak Housing Inspector 763-767-6420	City of Coon Rapids 11155 Robinson Drive Coon Rapids, MN 55433
--	---	--	--



7/17/2013 11:29 AM

8.





08/12/2013 14:16



08/12/2013 14:16

COON RAPIDS POLICE DEPARTMENT				JCF	CASE NUMBER						
1155 ROBINSON DR NW, COON RAPIDS MN 55433				ADD'L PAGES	13181613						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
ASSIST OTHER AGENCY (NON LE)	09911										
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
REPORTING OFFICER(S) K052 TRUSLER, ROBERT											
DATE REPORTED	ASSIGNED	ARRIVED	CLEARED	EARLIEST DATE/TIME OCCURRED		LATEST DATE/TIME OCCURRED					
8/12/2013	1401	1409	1418								
LOCATION OF OFFENSE/INCIDENT			APT #	GRID	VALUE STOLEN	VALUE DAMAGED	VALUE RECOVERED				
2720 NORTHDAL BLVD NW, COON RAPIDS, MN 55433-				20G	\$	\$	\$				
A/J	REPORTING PARTY'S NAME			DATE OF BIRTH	SEX	RACE	HOME PHONE				
ADDRESS			APT	CITY	STATE	ZIP	WORK PHONE				
NARRATIVE											
INSPECTIONS REQUESTED AN OFFICER STANDBY WHILE THEY POSTED A UNINHABITABLE SIGN ON THE DOOR.											
THE SIGN WAS POSTED NO PROBLEMS.											
A/J/U	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/U	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/U	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/U	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
ENTRY 1	ENTRY 2	ENTRY 3	ENTRY 4	SUPERVISOR	COPY TO		RELATED CASE NUMBERS:				

8.

CITY OF COON RAPIDS ASSESSMENT REQUEST



PROPERTY ADDRESS:		
PIN #: 16-31-24-12-0058		
Name: MEGAN AND RICHARD SMILEY		
Street Address: 2720 NORTHDALD BLVD		
City, State, Zip Code: Coon Rapids, MN 55433		
OWNER/TAXPAYER ADDRESS (IF DIFFERENT FROM ABOVE):		
Name:		
Street Address:		
City, State, Zip Code:		
CODE VIOLATION DESCRIPTION:		
Other-Please Describe	If Other, Please Describe:	
DATE OF VIOLATION:	DATE OF POSTING:	DATE ABATEMENT COMPLETED:
8/12/2013	ORIGINAL DATE 10/26/2012	
Notes: POSTINGS WERE REMOVED FROM WHERE ORIGINALLY POSTED ON THE DWELLING		
FINANCE INFORMATION:		
ACCOUNT NUMBER & DESCRIPTION:	AMOUNT:	NOTES:
Excessive Consumption (R Code)-40714.4563.200981	150.00	
Select One		
OTHER-75900.6289.200981		
Select One		
Select One		
Grand Total:		
COMMUNITY DEVELOPMENT		
Name: Select One If Other, please type:		Today's Date: 8/14/2014
NOTES:		

ASSESSING (to be completed by Assessing Dept.):			
Date Request Received:		Date Request Put Into Access:	
Should Request be Invoiced?	Y N	If yes, why:	











COON RAPIDS POLICE DEPARTMENT				JCF	CASE NUMBER						
1155 ROBINSON DR NW, COON RAPIDS MN 55433				ADD'L PAGES	13182322						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
ASSIST OTHER AGENCY (NON LE)	09911	S									
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
REPORTING OFFICER(S) K092 BERGLUND, DAWN											
DATE REPORTED	ASSIGNED	ARRIVED	CLEARED	EARLIEST DATE/TIME OCCURRED		LATEST DATE/TIME OCCURRED					
8/13/2013	0945	0945	0955								
LOCATION OF OFFENSE/INCIDENT			APT #	GRID	VALUE STOLEN	VALUE DAMAGED	VALUE RECOVERED				
2720 NORTHDAL BLVD NW, COON RAPIDS, MN 55433-				20G	\$	\$	\$				
AJ	REPORTING PARTY'S NAME			DATE OF BIRTH	SEX	RACE	HOME PHONE				
ADDRESS			APT	CITY	STATE	ZIP	WORK PHONE				
NARRATIVE											
CODE ENFORCEMENT REQUESTED AN ASSIST WHILE THEY REPOST LOI AS UNINHABITABLE.											
LOI WAS REPOSTED WITHOUT INCIDENT.											
NO FURTHER.											
SUPPLEMENT OFFICER: K094 SHARON, THOMAS											
ON 08/15/2013 I DRAFTED THE ATTACHED ZERO TOLERANCE LETTER AND MAILED IT TO SMILEY THE OWNER OF THE PROPERTY AT 2720 NORTHDAL BLVD NW. SEE ATTACHED LETTER FOR DETAILS.											
A/J/U	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
A	M	RICHARD DEAN SMILEY				M	W	509	165	BRO	BLU
ADDRESS			APT	CITY	STATE	ZIP					
1886 121 AVE NE				BLAINE	MN	55449-					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/U	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/U	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/U	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
ENTRY 1	ENTRY 2	ENTRY 3	ENTRY 4	SUPERVISOR	COPY TO		RELATED CASE NUMBERS:				

CITY OF COON RAPIDS ASSESSMENT REQUEST



PROPERTY ADDRESS:		
PIN #: 16-31-24-12-0058		
Name: MEGAN AND RICHARD SMILEY		
Street Address: 2720 NORTHDALE BLVD		
City, State, Zip Code: Coon Rapids, MN 55433		
OWNER/TAXPAYER ADDRESS (IF DIFFERENT FROM ABOVE):		
Name:		
Street Address:		
City, State, Zip Code:		
CODE VIOLATION DESCRIPTION:		
Other-Please Describe	If Other, Please Describe:	
DATE OF VIOLATION:	DATE OF POSTING:	DATE ABATEMENT COMPLETED:
8/13/2013	ORIGINAL DATE 10/26/2012	
Notes: POSTINGS WERE REMOVED FROM WHERE ORIGINALLY POSTED ON THE DWELLING		
FINANCE INFORMATION:		
ACCOUNT NUMBER & DESCRIPTION:	AMOUNT:	NOTES:
Excessive Consumption (R Code)-40714.4563.200981	150.00	
Select One		
OTHER-75900.6289.200981		
Select One		
Select One		
Grand Total:		
COMMUNITY DEVELOPMENT		
Name: Select One If Other, please type:		Today's Date: 8/14/2014
NOTES:		

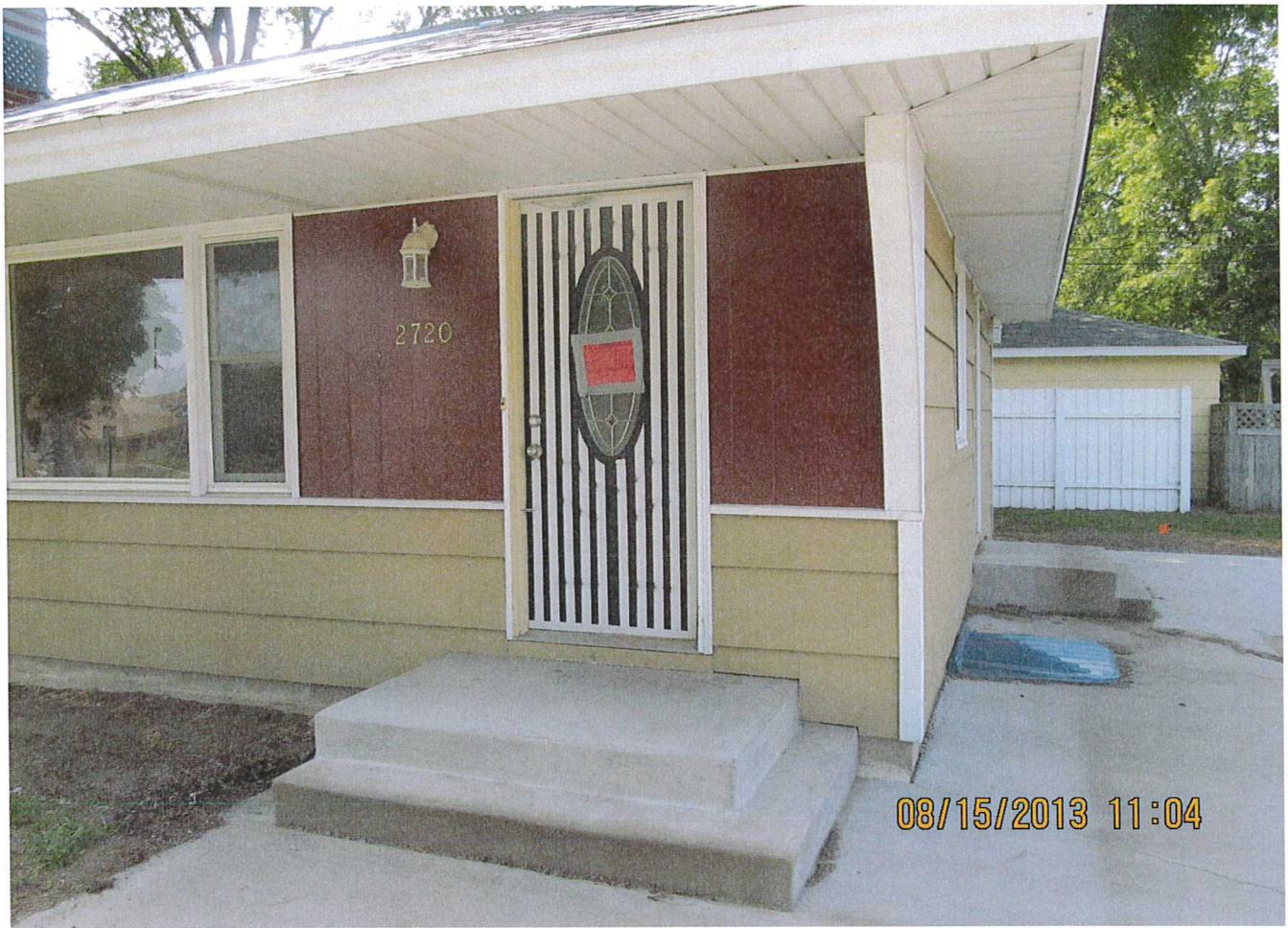
ASSESSING (to be completed by Assessing Dept.):			
Date Request Received:		Date Request Put Into Access:	
Should Request be Invoiced?	Y N	If yes, why:	





COON RAPIDS POLICE DEPARTMENT 1155 ROBINSON DR NW, COON RAPIDS MN 55433				JCF	CASE NUMBER						
				ADD'L PAGES	13182427						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
ORDINANCE COMPLAINTS - ALL OT	09850										
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
REPORTING OFFICER(S) K348 PIRKOLA, JOSH											
DATE REPORTED	ASSIGNED	ARRIVED	CLEARED	EARLIEST DATE/TIME OCCURRED		LATEST DATE/TIME OCCURRED					
8/13/2013	1222	1309	1312								
LOCATION OF OFFENSE/INCIDENT			APT #	GRID	VALUE STOLEN	VALUE DAMAGED	VALUE RECOVERED				
2720 NORTHDAL BLVD NW, COON RAPIDS, MN 55433-				20G	\$	\$	\$				
AJ	REPORTING PARTY'S NAME			DATE OF BIRTH	SEX	RACE	HOME PHONE				
ADDRESS			APT	CITY	STATE	ZIP	WORK PHONE				
NARRATIVE											
PASSERBY REPORTED NUMEROUS CODE VIOLATIONS AT LOI. I WAS AWARE OF THIS ADDRESS AND CODE ENFORCEMENT WAS ALREADY TAKING ACTION. CLEAR.											
A/JU	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
A	O	RICHARD DEAN SMILEY				M	W	509	165	BRO	BLU
ADDRESS			APT	CITY	STATE	ZIP					
2720 NORTHDAL BLVD NW				COON RAPIDS	MN	55433-					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/JU	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/JU	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/JU	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
ENTRY 1	ENTRY 2	ENTRY 3	ENTRY 4	SUPERVISOR	COPY TO		RELATED CASE NUMBERS:				







08/15/2013 11:03



08/15/2013 11:03



08/15/2013 11:03



08/15/2013 11:03

CITY OF COON RAPIDS ASSESSMENT REQUEST

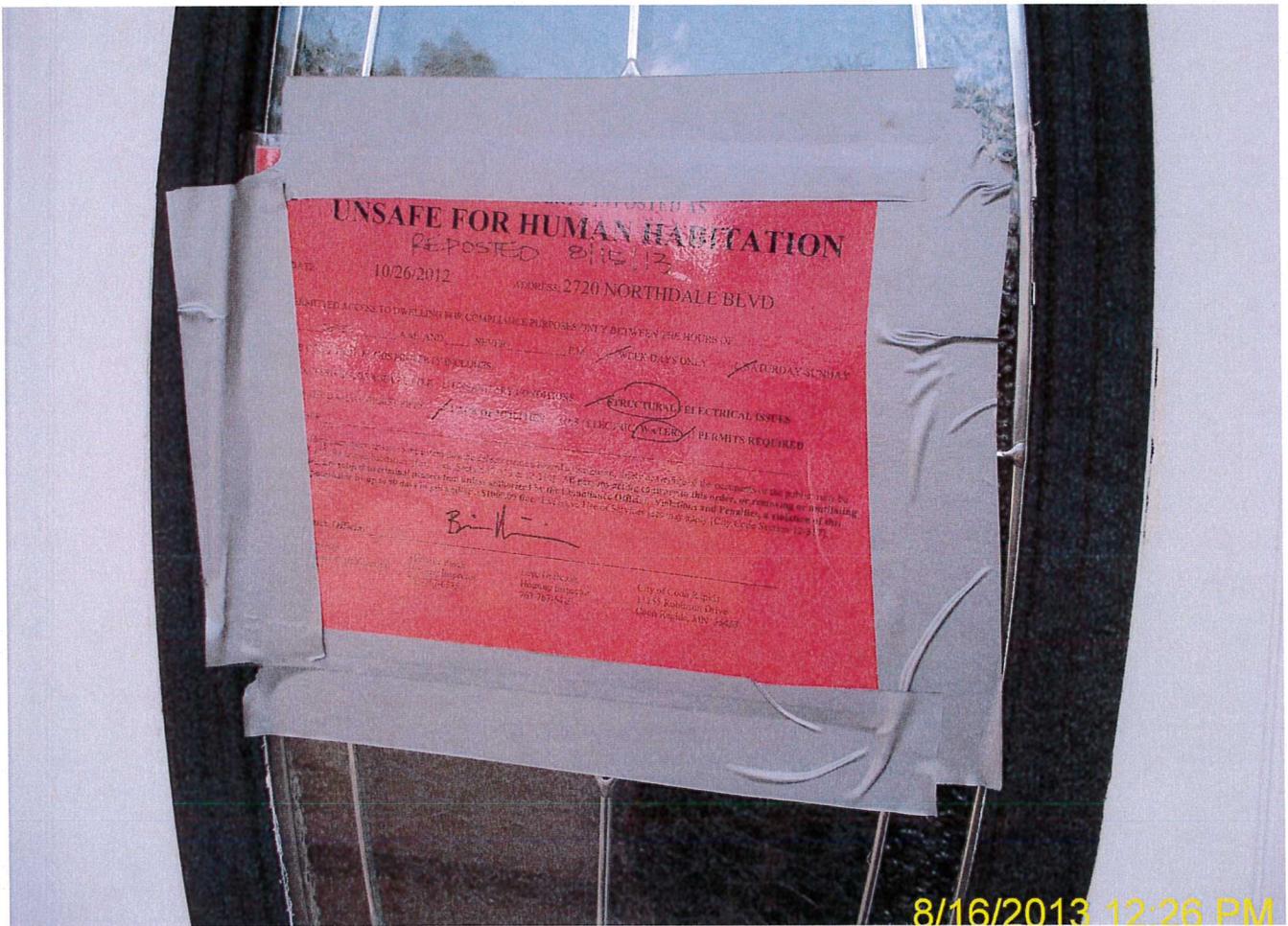
PROPERTY ADDRESS:		
PIN #: 16-31-24-12-0058		
Name: MEGAN AND RICHARD SMILEY		
Street Address: 2720 NORTHDAL BLVD		
City, State, Zip Code: Coon Rapids, MN 55433		
OWNER/TAXPAYER ADDRESS (IF DIFFERENT FROM ABOVE):		
Name:		
Street Address:		
City, State, Zip Code:		
CODE VIOLATION DESCRIPTION:		
Other-Please Describe		If Other, Please Describe:
DATE OF VIOLATION:	DATE OF POSTING:	DATE ABATEMENT COMPLETED:
8/15/2013	ORIGINAL DATE 10/26/2012	
Notes: POSTINGS WERE REMOVED FROM WHERE ORIGINALLY POSTED ON THE DWELLING		
FINANCE INFORMATION:		
ACCOUNT NUMBER & DESCRIPTION:	AMOUNT:	NOTES:
Excessive Consumption (R Code)-40714.4563.200981	150.00	
Select One		
OTHER-75900.6289.200981		
Select One		
Select One		
Grand Total:		
COMMUNITY DEVELOPMENT		
Name: Select One If Other, please type:		Today's Date: 8/14/2014
NOTES:		

ASSESSING (to be completed by Assessing Dept.):			
Date Request Received:		Date Request Put Into Access:	
Should Request be Invoiced?	Y N	If yes, why:	

8/16/2013 12:20 PM







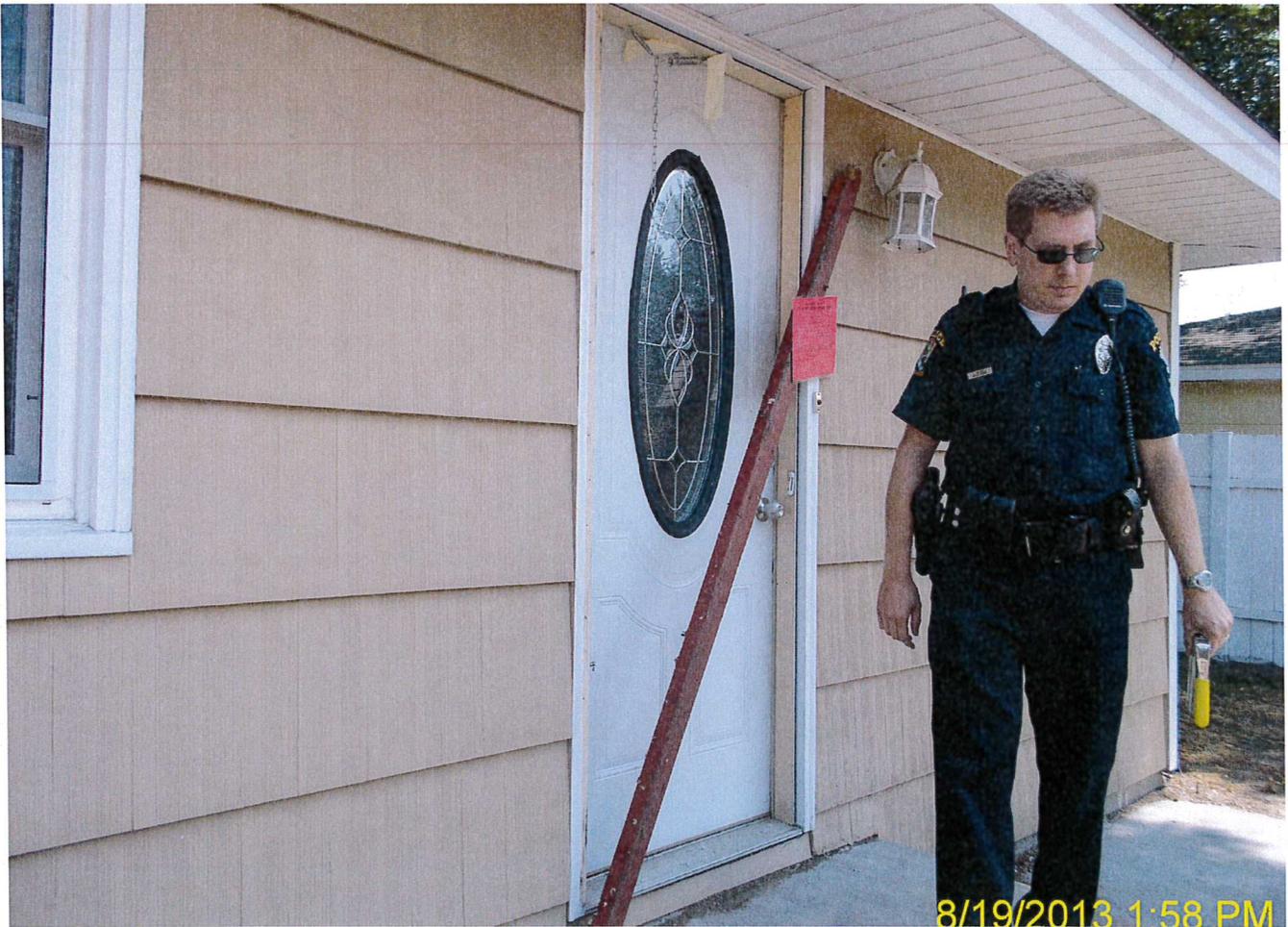
COON RAPIDS POLICE DEPARTMENT 1155 ROBINSON DR NW, COON RAPIDS MN 55433				JCF	CASE NUMBER						
				ADD'L PAGES	13184832						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
ASSIST OTHER AGENCY (NON LE)	09911	S									
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
REPORTING OFFICER(S) K093 BEBERG, STEPHEN											
DATE REPORTED	ASSIGNED	ARRIVED	CLEARED	EARLIEST DATE/TIME OCCURRED	LATEST DATE/TIME OCCURRED						
8/16/2013	1213	1219	1230								
LOCATION OF OFFENSE/INCIDENT		APT #	GRID	VALUE STOLEN	VALUE DAMAGED						
2720 NORTHDAL BLVD NW, COON RAPIDS, MN 55433-			20G	\$	\$						
A/J	REPORTING PARTY'S NAME			DATE OF BIRTH	SEX RACE HOME PHONE						
ADDRESS			APT	CITY	STATE ZIP WORK PHONE						
NARRATIVE											
COON RAPIDS HOUSING DEPT. REQUESTED AN OFFICER STANDBY WHILE THEY RE-POST THE PROPERTY. RE-POSTED WITH NO PROBLEMS. LATER IN THE EVENING I NOTICED THAT THE POSTING HAD BEEN REMOVED AGAIN FROM THE HOUSE, HOUSING DEPT. WAS NOTIFIED.											
A/JU	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
A	O	RICHARD DEAN SMILEY				M	W	509	165	BRO	BLU
ADDRESS			APT	CITY	STATE	ZIP					
1886 121 AVE NE				BLAINE	MN	55449-					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/JU	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/JU	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/JU	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS			APT	CITY	STATE	ZIP					
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
ENTRY 1	ENTRY 2	ENTRY 3	ENTRY 4	SUPERVISOR	COPY TO		RELATED CASE NUMBERS:				

CITY OF COON RAPIDS ASSESSMENT REQUEST

PROPERTY ADDRESS:		
PIN #: 16-31-24-12-0058		
Name: MEGAN AND RICHARD SMILEY		
Street Address: 2720 NORTHDALE BLVD		
City, State, Zip Code: Coon Rapids, MN 55433		
OWNER/TAXPAYER ADDRESS (IF DIFFERENT FROM ABOVE):		
Name:		
Street Address:		
City, State, Zip Code:		
CODE VIOLATION DESCRIPTION:		
Other-Please Describe	If Other, Please Describe:	
DATE OF VIOLATION:	DATE OF POSTING:	DATE ABATEMENT COMPLETED:
8/16/2013	ORIGINAL DATE 10/26/2012	
Notes: POSTINGS WERE REMOVED FROM WHERE ORIGINALLY POSTED ON THE DWELLING		
FINANCE INFORMATION:		
ACCOUNT NUMBER & DESCRIPTION:	AMOUNT:	NOTES:
Excessive Consumption (R Code)-40714.4563.200981	150.00	
Select One		
OTHER-75900.6289.200981		
Select One		
Select One		
Grand Total:		
COMMUNITY DEVELOPMENT		
Name: Select One If Other, please type:		Today's Date: 8/14/2014
NOTES:		

ASSESSING (to be completed by Assessing Dept.):			
Date Request Received:		Date Request Put Into Access:	
Should Request be Invoiced?	Y N	If yes, why:	

8.



COON RAPIDS POLICE DEPARTMENT				JCF	CASE NUMBER						
11155 ROBINSON DR NW, COON RAPIDS MN 55433				ADD'L PAGES	13187350						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
ASSIST OTHER AGENCY (NON LE)	09911										
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
CLASSIFICATION	CODE	DISP	CLASSIFICATION	CODE	DISP						
REPORTING OFFICER(S)											
K113 NEUFELD, JOSEPH											
DATE REPORTED	ASSIGNED	ARRIVED	CLEARED	EARLIEST DATE/TIME OCCURRED		LATEST DATE/TIME OCCURRED					
8/19/2013	1336	1340	1400								
LOCATION OF OFFENSE/INCIDENT			APT #	GRID	VALUE STOLEN	VALUE DAMAGED	VALUE RECOVERED				
2720 NORTHDAL BLVD NW, COON RAPIDS, MN 55433-				20B	\$	\$	\$				
A/J	REPORTING PARTY'S NAME			DATE OF BIRTH	SEX	RACE	HOME PHONE				
ADDRESS				APT	CITY	STATE	ZIP	WORK PHONE			
NARRATIVE											
<p>CITY HOUSING INSPECTOR REQUESTED OFFICERS STAND BY WHILE SHE ATTEMPTED TO POST THE RESIDENCE. ARRIVED, HOMEOWNER, R. SMILEY WAS ON SITE, VIDEO TAPING ANYONE WHO ARRIVED. R. SMILEY WAS SOMEWHAT UNCOOPERATIVE AND WOULD NOT ALLOW THE INSPECTOR TO TAPE THE POSTINGS ON THE HOUSE, BECAUSE HE SAID THE TAPE DAMAGES THE PAINT. I ADVISED R. SMILEY THAT THE POSTINGS WERE GOING UP, AND ASKED WHERE HE WOULD LIKE THEM. R. SMILEY THEN NAILED TWO BOARDS ACROSS EACH DOOR AND SAID THE POSTINGS COULD BE PLACED THERE. WHEN THE HOUSING INSPECTOR GOT HER STAPLE GUN TO POST THE NOTICES, R. SMILEY STEPPED IN HER WAY AND DEMANDED TO SEE HER ID BEFORE SHE DID ANYTHING. THE INSPECTOR HANDED ME THE POSTINGS AND ASKED IF I WOULD PUT THEM UP. R. SMILEY DID NOT TRY TO PREVENT ME FROM PLACING THE POSTINGS, WHICH I PUT AT EACH DOOR, USING THE STAPLE GUN.</p> <p>NO FURTHER ISSUES.</p>											
A/J/J	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
A	M	RICHARD DEAN SMILEY			L.	M	W	509	165	BRO	BLU
ADDRESS				APT	CITY	STATE	ZIP				
1886 121 AVE NE					BLAINE	MN	55449-				
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/J	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS				APT	CITY	STATE	ZIP				
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/J	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS				APT	CITY	STATE	ZIP				
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
A/J/J	CODE	NAME			DOB	SEX	RACE	HGT	WGT	HAIR	EYES
ADDRESS				APT	CITY	STATE	ZIP				
ALIAS			HOME / BUS PHONE		WORK / 2ND BUS PHONE		CELL / PAGER / FAX				
ENTRY 1	ENTRY 2	ENTRY 3	ENTRY 4	SUPERVISOR	COPY TO		RELATED CASE NUMBERS:				

8.

CITY OF COON RAPIDS ASSESSMENT REQUEST

PROPERTY ADDRESS:		
PIN #: 16-31-24-12-0058		
Name: MEGAN AND RICHARD SMILEY		
Street Address: 2720 NORTHDALE BLVD		
City, State, Zip Code: Coon Rapids, MN 55433		
OWNER/TAXPAYER ADDRESS (IF DIFFERENT FROM ABOVE):		
Name:		
Street Address:		
City, State, Zip Code:		
CODE VIOLATION DESCRIPTION:		
Other-Please Describe	If Other, Please Describe:	
DATE OF VIOLATION:	DATE OF POSTING:	DATE ABATEMENT COMPLETED:
8/19/2013	ORIGINAL DATE 10/26/2012	
Notes: POSTINGS WERE REMOVED FROM WHERE ORIGINALLY POSTED ON THE DWELLING		
FINANCE INFORMATION:		
ACCOUNT NUMBER & DESCRIPTION:	AMOUNT:	NOTES:
Excessive Consumption (R Code)-40714.4563.200981	150.00	
Select One		
OTHER-75900.6289.200981		
Select One		
Select One		
Grand Total:		
COMMUNITY DEVELOPMENT		
Name: Select One If Other, please type:		Today's Date: 8/14/2014
NOTES:		

ASSESSING (to be completed by Assessing Dept.):			
Date Request Received:		Date Request Put Into Access:	
Should Request be Invoiced?	Y N	If yes, why:	

8.



Board of Adjustment and Appeals - Regular Session

9.

Meeting Date: 09/04/2014

Subject: Case 14-24V, Special Assessment Objection, Brandy Herbst c/o Anona Smith, 859 111th Avenue NW, 14-31-24-44-0002

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid administrative citation penalties and related abatement costs associated with code enforcement activity against the subject property in the amount of \$2,784 is proposed to be assessed to the property. The property owner's granddaughter who has legal guardianship has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$2,784 is for an administrative citation penalty for exterior storage (\$300) and related abatement costs (\$2,184), and a long grass citation penalty (\$300).

A City inspector went out to this property on May 2, 2014, to investigate extensive exterior storage of items at this property, including scrap wood and metal, exercise equipment, auto parts, tires, broken lawn mowers and snow blowers, furniture, and other miscellaneous items. An administrative citation was issued on May 9, 2014, with a compliance date of May 16, 2014. Upon re-inspection on May 20, 2014, there had been no change at the property or a time extension request submitted. The City's contractor and inspectors began the abatement of all illegally stored items that same date. During the abatement, the property owner's granddaughter called city hall expressing concern that the City was removing items from her grandmother's yard. One of the City inspectors working on-site called the granddaughter back at her place of work to explain what was happening and answered her questions regarding the abatement. On May 23, 2014, the \$300 citation fee was charged to the property along with all related abatement costs.

Subsequently, a City inspector went out to this property on June 25, 2014, to investigate long grass taller than 8" in height. The property was posted with a long grass citation and a courtesy letter was mailed to the property owner (same address). The compliance date was set at July 2, 2014. Upon re-inspection on July 3, 2014, the grass had not been cut so the \$300 citation was charged. The City's mowing crew went to mow the property on July 7, 2014, but found the grass to be cut upon arrival. Regardless of whether the City abates the long grass, the citation penalty is charged if compliance is not met by the compliance reinspection. The \$300 citation penalty was charged.

ACTION REQUESTED

In Case 14-24V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$2,784 special assessment in its entirety.

Attachments

Supporting Documents

Brandy Herbst / Anona Smith

859 - 111th Ave. NW \$2,784

14-31-24-44-0002

Received 8/6/14 at 1:52pm

To Whom it May Concern:

I am writing to you due to a letter I recieved about my grandmother property. The PTN# 14-31-24-44-0002, This property has been an issue in the past without a question, but I was finally able to get my grandmother gaurdianship and conservatorship which has allowed me to have my father removed from the property with all his stuff.

I am asking for these fees to be waived because I was only given this power by the court in the last 60-90 days which is when I made the changes.

My grandmother Anona H Smith whom just turned 90 years old has been moved into a nursing home and will not be able to return. Please allow me the ability to put money into the property to return it to a better condition. If you would

like to speak to me, you can
call me at
My name is Brandy Herbst and
my address is 237 Cypress St S
Cambridge MN 55008. I have
also supplied the court documents
so you can see my powers.

Thank You,

Brandy Herbst

RECEIVED JUN 3 2014

State of Minnesota

County of Isanti

FILED
6/3/14
DISTRICT COURT
ISANTI COUNTY, MINNESOTA
By *[Signature]*

District Court
Probate Division
Judicial District: TENTH
Court File No. 30-PB-14-35

In Re: Guardianship
 Conservatorship of

Anona Smith

Letters of:
 Guardianship
 Conservatorship
Minn. Stat. § 524.5-110

Guardian:

Brandy Herbst, is qualified and is hereby authorized to act as Guardian of the Ward, after being appointed as guardian by the Court with all of the powers and authority prescribed by statute as shown on the order appointing guardian the terms of which order are incorporated herein by reference including the powers under M.S. § 524.5-313 subd. (c), as follows:

X all powers therein,

or

only those under paragraphs 1, 2, 3, 4, 5, 6 and 7; and

Conservator:

Brandy Herbst, is qualified and is hereby authorized to act as Conservator of the protected person, with all of the powers and authority prescribed by statute as shown on the order appointing conservator, the terms of which order are incorporated herein by reference including the powers under M.S. § 524.5-417 subd.(c) as follows:

X all powers therein,

or

only those under paragraphs 1, 2, 3, 4, 5 and 6;

and each has such other powers and duties granted under applicable law.

Dated June 3, 2014

[Signature]
Judge of District Court

STATE OF MINNESOTA } SS IN DISTRICT COURT
COUNTY OF ISANTI } PROBATE DIVISION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL LETTER FILED AND RECORDED IN MY OFFICE AND TO BE OF FULL FORCE AND EFFECT AS OF THE DATE HEREOF:

DATED: 6/6/2014 MONICA TSCHUMPER
COURT ADMINISTRATOR

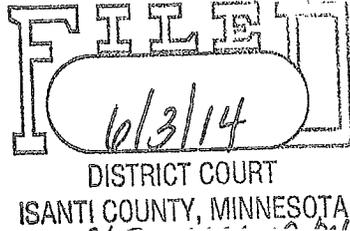
BY: *[Signature]*
DEPUTY

State of Minnesota

County of Isanti

In Re: X Guardianship
X Conservatorship of

Anona Smith



By [Signature]

District Court
Probate Division
Judicial District: Tenth
Court File No. 30-PB-14-35

Order Appointing:
X Guardian
X Conservator

This matter came on for hearing before the district court on June 2, 2014, on a petition seeking appointment of a Guardian and Conservator for the Respondent named above. Petitioner appeared personally. The Respondent appeared personally with Respondent's attorney, Tyler Annette. Respondent's Adult Daughter appeared in objection to the petition. The matter, having been considered by the Court, and the Court being duly advised in the premises and incorporating all the files and proceedings herein now makes the following:

FINDINGS OF FACT

1) FINDING OF INCAPACITY:

X **Guardianship:** (i) The Respondent is incapacitated with regard to the person because Respondent is impaired to the extent of lacking sufficient understanding or capacity to make or communicate responsible decisions concerning Respondent's personal needs for medical care, nutrition, clothing, shelter or safety. The Respondent's inability is reflected by the following facts: Recent hospital and nursing home admissions related to diagnoses of extreme confusion, fall risk, acute hypokalemia and mild dementia. Medical recommendation of twenty four hour care.

and (ii) the Respondent has demonstrated behavioral deficits evidencing inability to meet Respondent's needs for medical care, nutrition, safety and shelter. The Respondent's inability is reflected by the following facts: recent physical inability to provide adequate self-nutrition and medication management, memory loss.

X **Conservatorship:** (i) The Respondent is unable to manage property and business affairs because of an impairment in the ability to receive and evaluate information or make decisions, even with the use of appropriate technological assistance. The Respondent's inability is reflected by the following facts: recent history of unpaid household bills based on memory loss/dementia.

and (ii) the Respondent has property which will be dissipated without proper management and funds are needed for the support, care, education, health, and welfare of the Respondent or of individuals who are entitled to the individual's support and that protection is necessary or desirable to obtain or provide money. This conclusion is supported by the following facts: Respondent's cognitive and physical limitations make her unable to handle basic household and administrative tasks for the home she owns.

Her limited assets will need to be managed to coordinate her insurance, medical and household affairs.

- 2) No appropriate alternative to guardianship or conservatorship exists that is less restrictive of Respondent's civil rights and liberties including the use of appropriate technological assistance and including a protective arrangement under M.S. § 524.5-412.
- 3) The Respondent is incapable of exercising the following rights and powers:
 - X All of the rights and powers under M.S. § 524.5-313 subd.(c) for a Ward,
 - X All of the rights and powers under M.S. § 524.5-417 subd. (c) for a protected person.

A limited guardianship or conservatorship is not appropriate because of her cognitive and physical limitations and because her family is unable to agree on and coordinate her care.
- 4) The Respondent is not a patient of a State Hospital for the mentally ill or a mentally retarded or dependent or neglected ward of the Commissioner of Human Services, or under the temporary custody of the Commissioner of Human Services.
- 5) The Respondent is in need of a
 - X guardian to protect Respondent's person,
 - X conservator to protect Respondent's estate.
- 6) The Court finds that the:
 - a. X Guardian is the most suitable and best qualified among those available and willing to discharge the trust and is not excluded from appointment pursuant to M.S. § 524.5-309(c) or such Guardian has been approved by prior Order of a court pursuant to M.S. § 524.5-302(d);
 - b. X Conservator is the most suitable and best qualified among those available and willing to discharge the trust and is not excluded from appointment pursuant to M.S. § 524.5-413(d).

CONCLUSIONS OF LAW

- 1) The Respondent is an incapacitated person whose needs cannot be met by less restrictive means.
- 2) The following should be appointed:
 - X A Guardian of Anona Smith;
 - X A Conservator of Anona Smith.

ORDER

NOW, THEREFORE, IT IS ORDERED:

- 1) That: X Brandy Herbst is hereby appointed Guardian of Anona Smith;

X Brandy Herbst is hereby appointed Conservator of Anona Smith.

- 1) That: X letters of Guardianship shall issue to Brandy Herbst upon the filing of an acceptance of appointment and such letters shall reflect that the Guardian is appointed by the Court.
X letters of Conservatorship shall issue to Brandy Herbst, upon the filing of an acceptance of appointment.
- 2) Appointment of powers and duties:

The Guardian shall have the power and duty to:

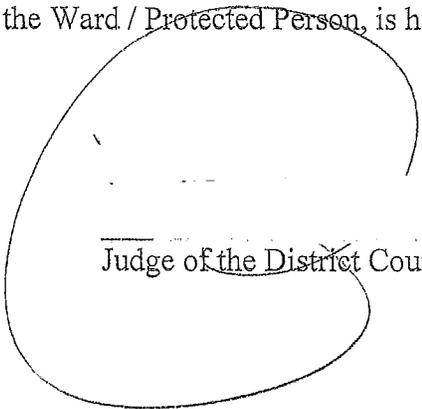
- X Exercise all of the rights and powers on behalf of the Ward under M.S. § 524.5-313 subd.(c) paragraphs 1, 2, 3, 4, 5, 6 and 7 and to exercise all other powers, duties and responsibilities conferred on the Guardian under applicable law. A limited guardianship is not appropriate because of Respondent's cognitive and physical limitations.

The Conservator shall have the power and duty to:

- X Exercise all of the rights and powers under M.S. § 524.5-417 subd. (c) paragraphs 1, 2, 3, 4, 5 and 6 and to exercise all other powers, duties and responsibilities conferred on the Conservator under applicable law. A limited conservatorship is not appropriate because of Respondent's cognitive and physical limitations.
- 4) The conservator shall file a bond in the amount of \$ 00.00.
- 5) That the court appointed attorney for the Ward / Protected Person, is hereby discharged.

Order Recommended by:

Referee of District Court Date



Judge of the District Court Date

6/3/14

PROPERTY ADDRESS: 859 111TH AVE

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED	8/8/13	8/8/13	GAZELKA, MIKE	Citation posted at property. Front yard cut, except weeds around trees 12-30", and back yard is very thick 3ft-5ft
INFORMATION SENT	8/20/13	8/8/13	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	8/20/13	8/20/13	GAZELKA, MIKE	Work in progress. Spoke with owner and he has a reason for the long grass/weeds. He ate some of the weeds and said they are beneficial and useful. Recheck in another week.
COMMUNICATE W OWNEF	8/14/13	8/14/13	DEGRANDE, KRISTIN	Owner Randy Smith requested a time extension til Tuesday, August 20th. ok.
CITATION REINSPECT	8/27/13	8/27/13	GAZELKA, MIKE	Flood map shows he doesn't have to mow 25' up from edge of creek.
COMPLIANCE	8/27/13	8/27/13	HINTZE, CINDY	Grass has been cut.

Work Order #56411

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/2/14	MITLYNG, ADAM	
CITATION ISSUED		5/9/14	MITLYNG, ADAM	j/d
CITATION REINSPECT	5/19/14	5/20/14	MITLYNG, ADAM	no change
COMMUNICATE W OWNEF	5/20/14	5/20/14	DEGRANDE, KRISTIN	Brandy: Granddaughter of owner, called upset city is abating items in her grandmother's yard. Brandy is not at house but got a call from a neighbor? G'ma is in nursing home. I got her number and had Leya call her back from on-site.
ABATE		5/20/14	MITLYNG, ADAM	Remove lots of junk and debris
CITATION FEE APPLIED		5/23/14	MITLYNG, ADAM	\$300

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 23925	5/2/14	300	MITLYNG, ADAM	Remove building materials, tires, junk mowers, junk bikes, misc junk and debris, including items in trailer from exterior storage	ANONA SMITH
8-109 Building Materials, Junk and Debris.	5/16/14 compliance date				Issue Date: 5-09-2014 859 111TH AVE NW COON RAPIDS, MN 55433

Files attached to this work order:
 \WorkOrder\56411\859 111th ave.pdf

Work Order #56515

Weeds / Long Grass

CLOSED

PROPERTY ADDRESS: 859 111TH AVE

COMMENTS

Task Name	Projected Start	Actual Start	Assigned To
CITATION ISSUED		5/22/14	GAZELKA, MIKE
INFORMATION SENT		5/22/14	DRABCZAK, LEYA
CITATION REINSPECT	6/4/14	6/4/14	CAMERER, CALVIN
COMPLIANCE		6/4/14	HINTZE, CINDY

Citation posted at property. 8-14" HIGH
 Courtesy letter sent.
 Catching task as it wasn't completed at time of WO. Should have been inspected 5/28/14.
 Grass has been cut.

Work Order #57304

Weeds / Long Grass

CLOSED

COMMENTS

Task Name	Projected Start	Actual Start	Assigned To
CITATION ISSUED		6/25/14	CAMERER, CALVIN
INFORMATION SENT		6/25/14	HINTZE, CINDY
CITATION REINSPECT	7/3/14	7/3/14	GAZELKA, MIKE
ORDER ABATEMENT		7/3/14	HINTZE, CINDY
CITATION FEE APPLIED		7/3/14	HINTZE, CINDY
INFORMATION		7/7/14	ENGLE, GREGG

Citation posted at property. over 8". SECOND POSTING OF THE SEASON - MINIMUM \$150
 APPLIES. Previously posted 5/22/14.
 Courtesy letter sent.
 Not cut - abate
 Emailed work order to Gregg Engle at Public Works to mow property.
 300
 Grass was cut prior to crew's arrival.

Files attached to this work order:

\\WorkOrder\57304\859 111th grass.pdf

End of Report for 859 111TH AVE





ADMINISTRATIVE CITATION

Citation # 56411-23925

OPEN IMMEDIATELY

ANONA SMITH
859 111TH AVE NW
COON RAPIDS, MN 55433

Issue Date: 5-09-2014

Property Address: **859 111TH AVE**
COON RAPIDS, MN

PIN: 143124440002

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/2/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
05/16/2014	Remove building materials, tires, junk mowers, junk bikes, misc junk and debris, including items in trailer from exterior storage	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

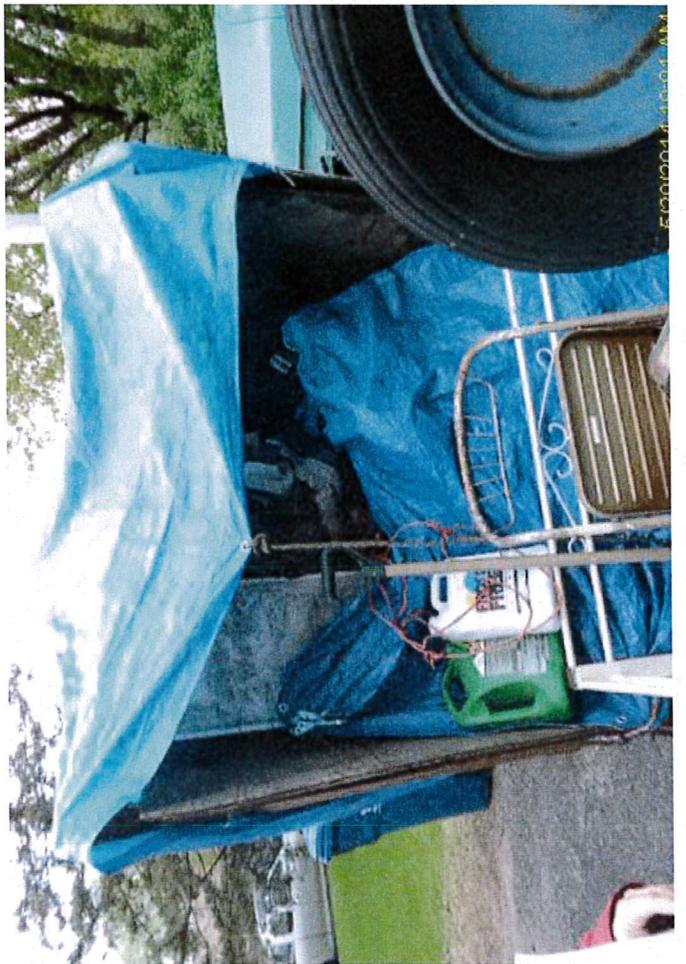
Continued on next page

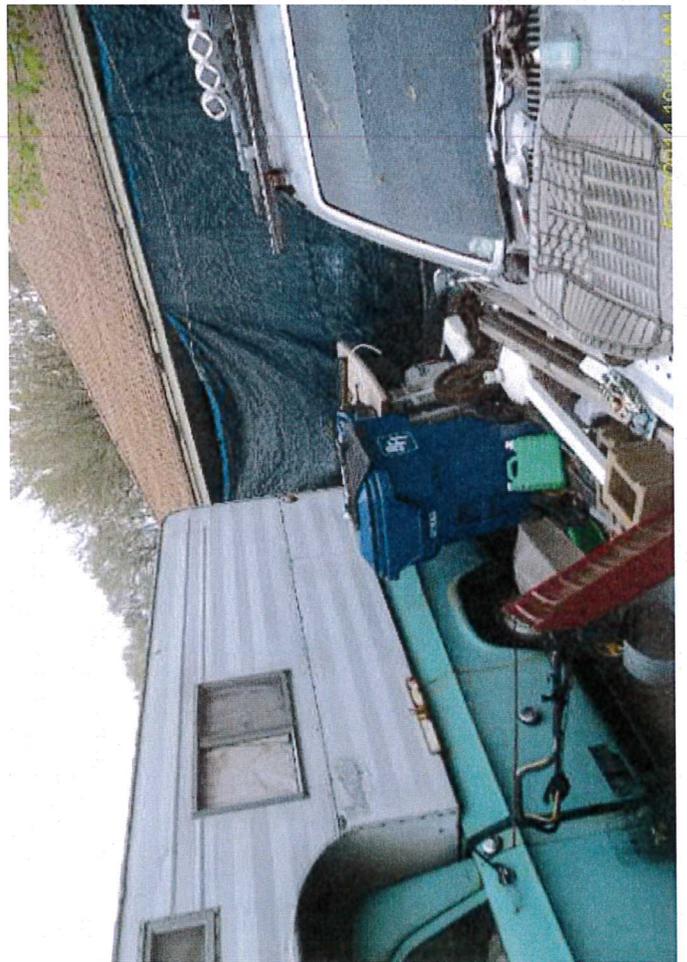
859 111TH AVE
CITATION # 56411-23925
PAGE 2

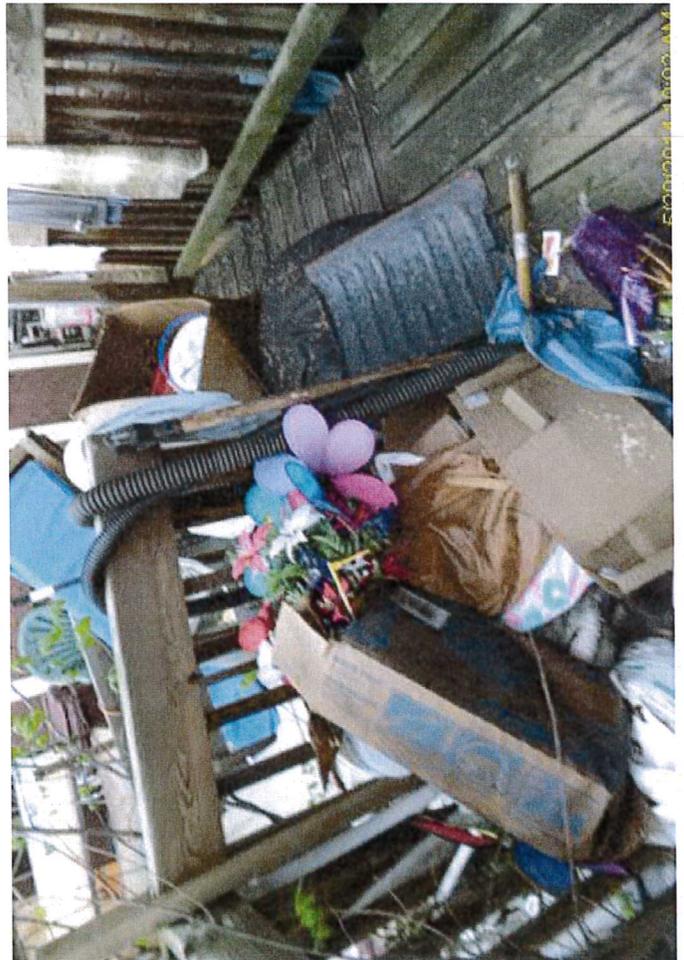
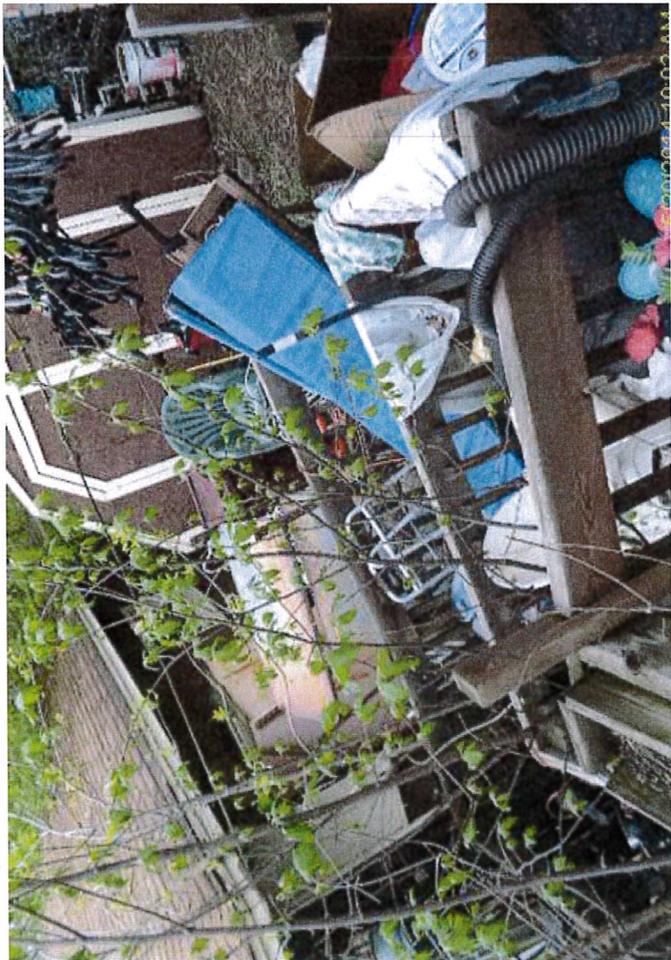
Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

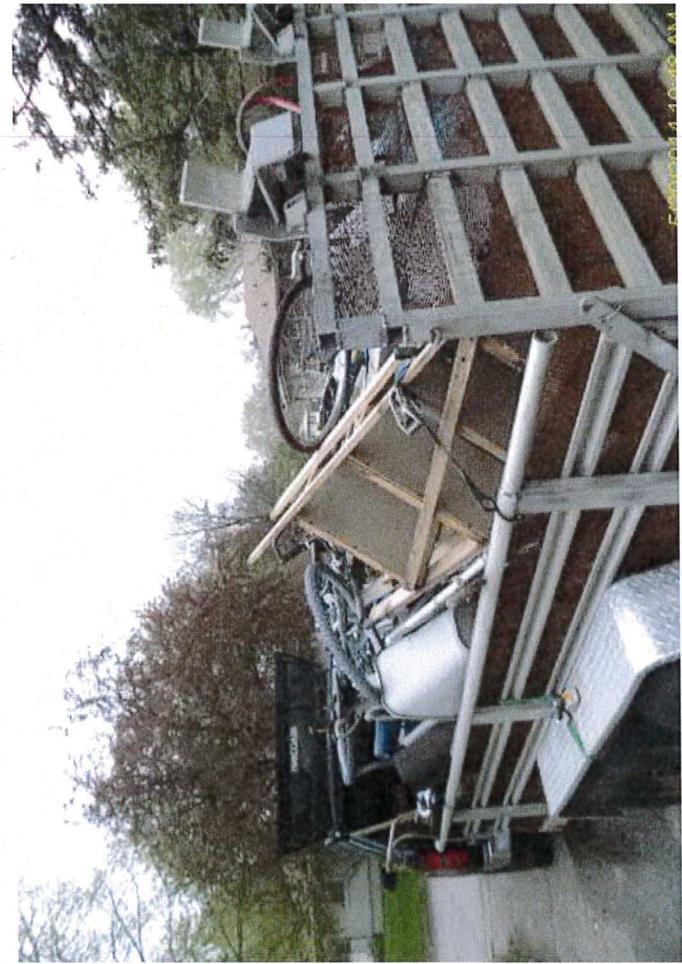
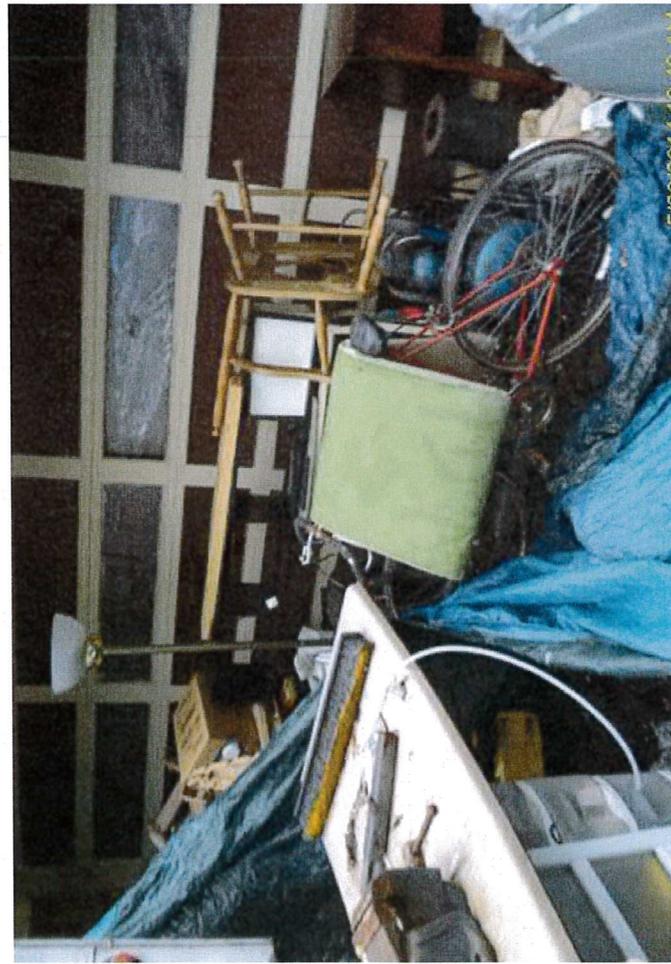
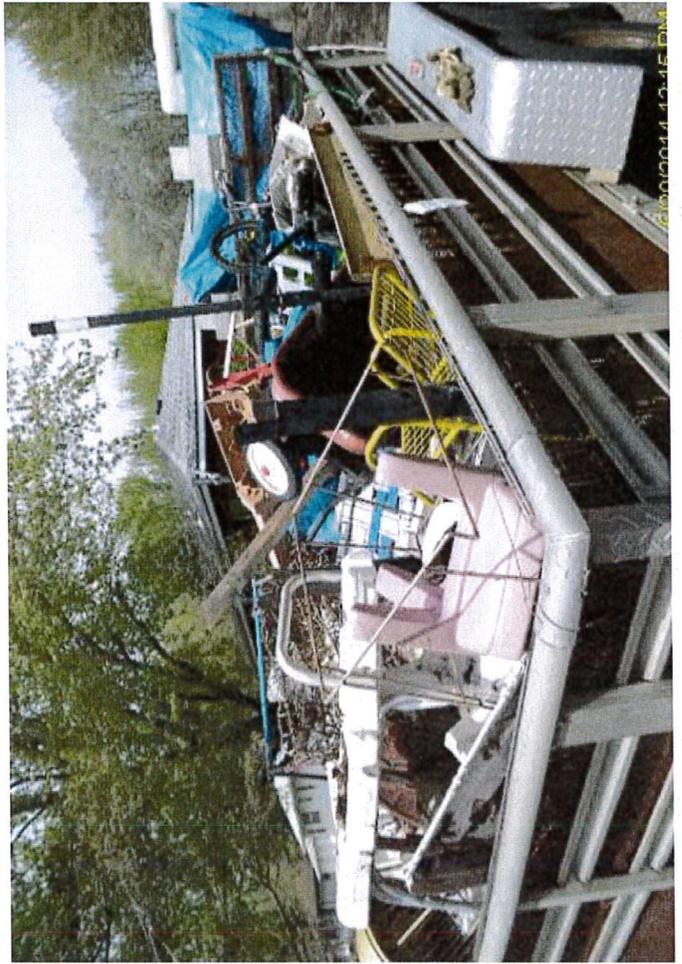
Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

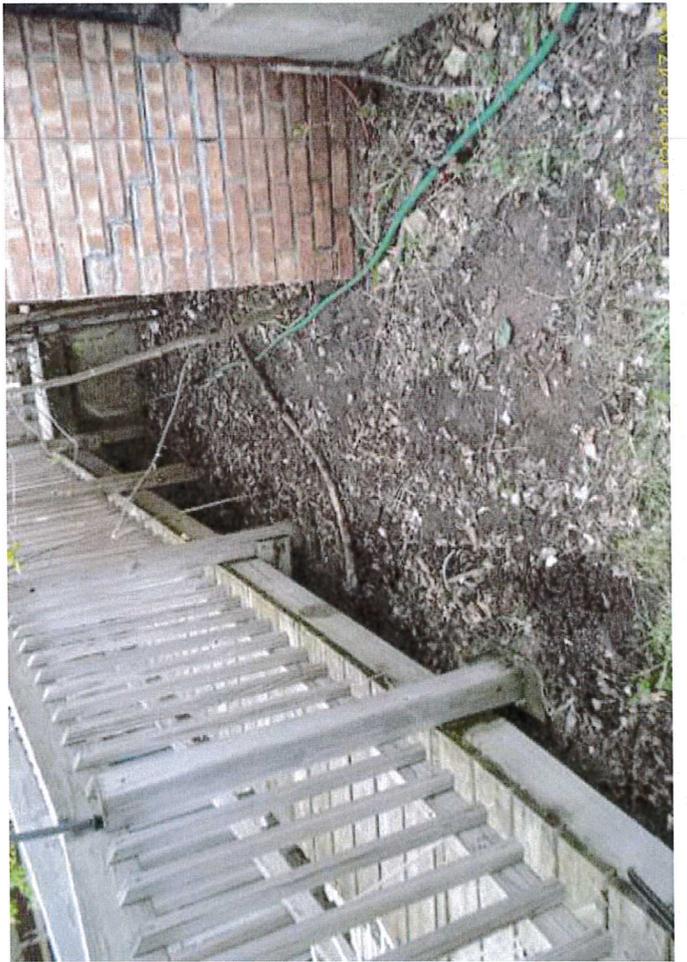
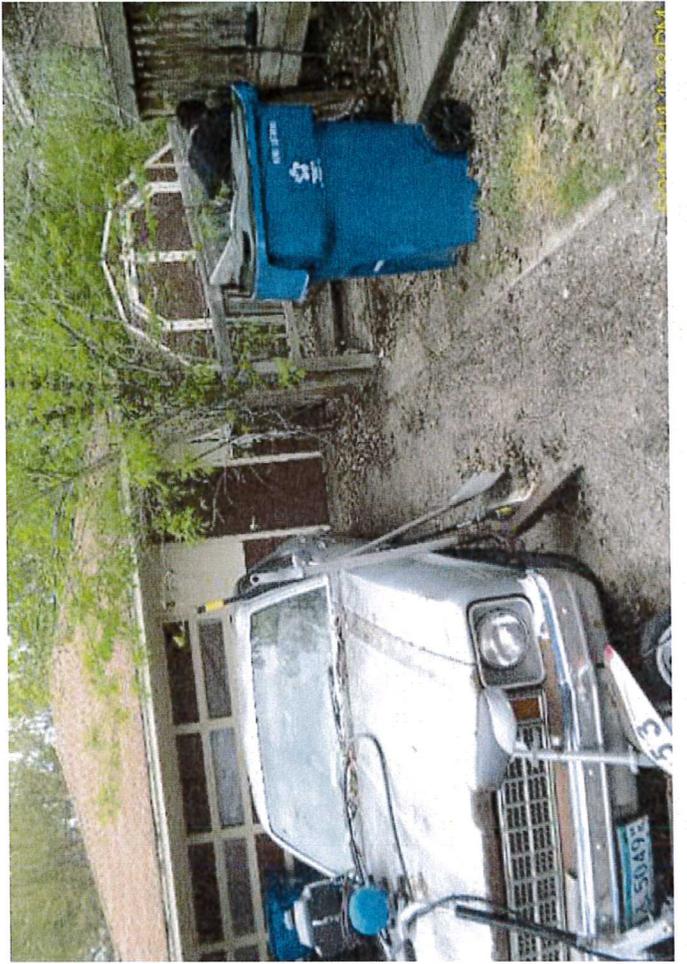
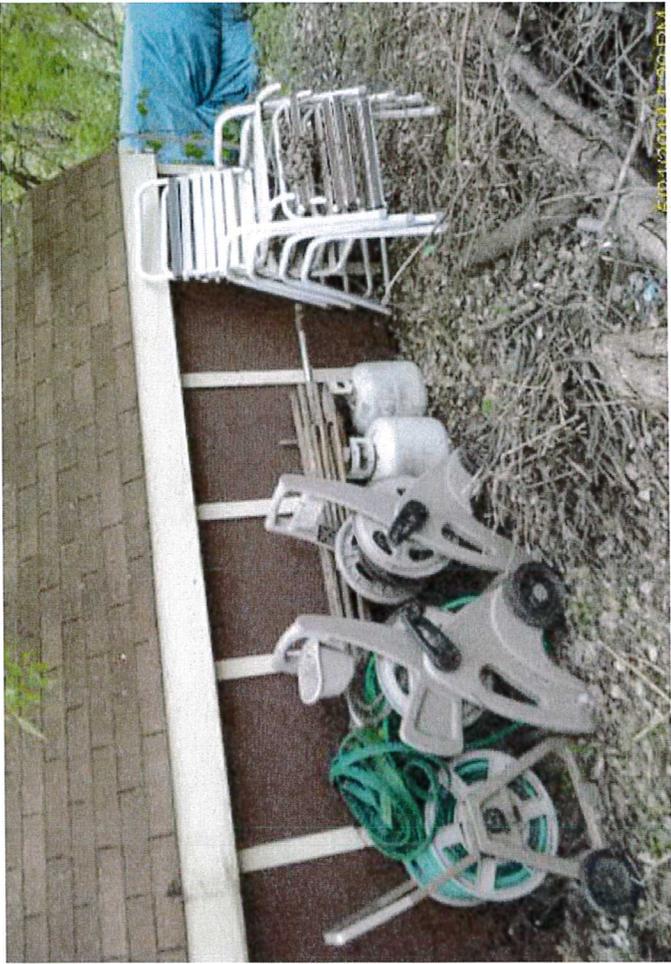
Adam Mitlyng
Code Enforcement
763-767-6470











hhs remodeling

9781 montee st ne
blaine, MN 55434

Phone # 6127517117 fcmagadan@comcast.net
Fax # 7637833504

INVOICE

Date	Invoice #
5/21/2014	1089

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55483

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	859 math ave (trip fee)	50.00	50.00
	garbage fee seven trailer loads	950.00	950.00
5	lawnmowers	15.00	75.00
2	snow blowers	10.00	20.00
	one rototiller two batteries	30.00	30.00
18	labor	55.00	990.00
Adam		Total	\$2,115.00

#57304



COON RAPIDS Minnesota

Long Grass Complaint

Weeds, Unkept Lawn And Landscape, Etc

SR:47031

Address: 859 111TH AVE

PIN: 143124440002

Scheduled Insp Date: 06/25/2014

Inspector Notes

Unfounded

Posted Property

grass/weeds over 8"

Fine \$ _____

Date: 6-25-14

Time: 8:15

Additional Info:

Calvin

For Office Use Only

Owner Occupied

Vacant

Rental WO# _____

of Weeds this Season: _____

Previously Abated date: 5/27



ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Posted: 6-25-14

To: Owner/Occupant
Address: 859 111 Ave
Coon Rapids, MN

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100.
On 6-25-14 at 8:15 AM/PM, the following violation of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	City Code Section & Summary	Penalty
7-2-14		8-502 & 8-503. Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

To avoid the above penalty, you must do one of the following:

1. Mow your grass on or before the Compliance Date noted above. You are responsible to mow the front, back and side yards, including any boulevard areas.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, \$300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged.

If you are age 60 or over and need assistance with maintaining your yard, ACGAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those in need. Call 763-783-4767 to obtain help.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Calvin
Long Grass Inspector
763-951-7202

6/25/2014 8:19 AM



6/25/2014 8:23 AM

9.



June 25, 2014

SMITH ANONA
859 111TH AVE NW
COON RAPIDS, MN 55433

Address: **859 111TH AVE**
COON RAPIDS, MN 55433

Administrative Citation: **#57304**

PIN: 143124440002

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 859 111TH AVE, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by July 2, 2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

OWNER OCCUPIED

9.



City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

Long Grass Reinspection

859 111TH AVE

859 111TH AVE

PIN:143124440002

OWNER OCCUPIED

Work Order # 57304

Task Name	Proj. Start	Actual Start	COMMENTS
CITATION ISSUED		6/25/14	Citation posted at property. over 8". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/22/14.
INFORMATION SENT		6/25/14	Courtesy letter sent.
CITATION REINSPECT COMPLIANCE	7/3/14		
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property
CITATION FEE APPLIED			
ABATE			
APPEAL SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W/ OWNER			

*FRONT cut -
BACK 3/4 SLOZ NOT!
BACK IS THICK*

Inspector Notes

Reinspected by: MWB

Date: 7-3-14

Time: 7:51 AM

Grass has been mowed

Order Abatement



Long Grass Abatement Order

Date Ordered: 7/3/2014

859 111TH AVE

859 111TH AVE

PIN:143124440002

OWNER OCCUPIED

Work Order # 57304

<u>Task Name</u>	<u>Proj. Start</u>	<u>Date</u>	<u>COMMENTS</u>
CITATION ISSUED		6/25/14	Citation posted at property. over 8". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/22/14.
INFORMATION SENT		6/25/14	Courtesy letter sent.
CITATION REINSPECT	7/3/14	7/3/14	Not cut - abate
ORDER ABATEMENT		7/3/14	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		7/3/14	300
ABATE			
INFORMATION			
COMMUNICATE			

Abatement Notes

Staff:

Todd M

Tony H

Date: 7/7/14

Time: 1:50 pm

Mowing crew cut & bagged

Grass was mowed prior to crew's arrival

Questions regarding mowing can be directed to Leya Drabczak 763-767-6420 or Kristin DeGrande 763-767-6517

DIAL 911 IF THREATENED OR NEED POLICE PROTECTION WHILE MOWING

9.



Board of Adjustment and Appeals - Regular Session

10.

Meeting Date: 09/04/2014

Subject: Case 14-25V, Special Assessment Objection, John and Diana Smulders, 852 86th Lane NW, 35-31-24-44-0021

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid citation penalties and abatement costs associated with code enforcement activity against the subject property in the amount of \$2,100 are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$2,100 is for five administrative citation penalties for City Code violations regarding a vehicle with flat tires and parking off an improved surface.

A City inspector went out to the property on May 2, 2014, to investigate flat tires on a vehicle and a trailer being parked off an improved surface. An administrative citation (\$300 penalty for each violation) was mailed to the property owner (same address) on May 9, 2014, with a May 16, 2014, compliance date. Upon re-inspection on June 5, 2014, there was no change so both \$300 citation penalties were charged.

Still not in compliance, a second citation (\$600 penalty for each violation) was issued on June 5, 2014 with a compliance date of June 12, 2014. Upon re-inspection on June 13, 2014, the vehicle still had flat tires so the \$600 citation was charged, but the trailer was moved and in compliance; half of the \$600 citation penalty was charged since it was a second violation. City Code Section 2-1104(3) provides for a double penalty for a second or subsequent citation issued within 180 days of any same or similar citation and that one half of the penalty will be waived if the violation is remedied prior to the compliance reinspection.

A third citation (\$1200 penalty) was sent out on June 13, 2014, for the vehicle with flat tires. The compliance date was set at June 20, 2014. Upon re-inspection on June 24, 2014, the vehicle was compliant so half of the citation was charged (\$600) in accordance with City Code Section 2-1104(3).

ACTION REQUESTED

In Case 14-25V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$2,100 special assessment in its entirety.

Attachments

Supporting Documents

Received Aug. 6. 3:30pm.



CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: John Smolders

ADDRESS OF PROPERTY BEING ASSESSED: 852 86th Ln NW
Coon Rapids MN 55453

PROPERTY IDENTIFICATION NUMBER: 353124440021

YOUR HOME ADDRESS (if different than above): _____

HOME PHONE: _____ CELL PHONE: 162-5-1111

AMOUNT OF ASSESSMENT: \$2100.00

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
Parking off pavement flat tires

REASON FOR APPEAL:

During citation I was on crutches & under
restrictions no bending twisting lifting. As
soon as I was able to fix I did. Currently
I have 4 neighbors on my block with same
or similar citations. None of them have received
a letter from the city to move or repair.
I feel like it is discrimination you must drive
past all of these properties to get to mine.
I have photos of all these properties. Their equipment
has been there a lot longer than mine.
If I have to pay & they don't I feel picked
on. Will fight this.

Signature: _____

ACTION BY THE BOARD: _____

OUTCOME OF MOTION: _____



Property Report

Report Date: 8/13/2014

PIN: 353124440021

CLOSED

PROPERTY ADDRESS: 852 86TH LN

Work Order #34068

Yard and Lot Issues

COMMENTS

Task Name	Projected Start	Actual Start	Assigned To
Inspection 1	10/21/09	10/21/09	MITLYNG, ADAM
Citation Issued	11/5/09	11/5/09	MITLYNG, ADAM
Citation Reinspect	11/11/09	12/11/09	MITLYNG, ADAM
Compliance	11/5/09	10/21/09	MITLYNG, ADAM

Initial Inspection
misc junk and debris

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Citation #	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	17182	10/21/09	300.00	MITLYNG, ADAM	11-11-2009 remove from exterior storage: exercise equipment, couch, misc junk and debris	John & Diana Smulders

Work Order #56414

Yard And Lot Issues

CLOSED

COMMENTS

Task Name	Projected Start	Actual Start	Assigned To
INSPECTION 1		5/2/14	MITLYNG, ADAM
CITATION ISSUED		5/9/14	MITLYNG, ADAM
CITATION REINSPECT	5/19/14	6/5/14	MITLYNG, ADAM
CITATION FEE APPLIED		6/5/14	LANGHOLZ, ANDREW
CITATION ISSUED		6/5/14	LANGHOLZ, ANDREW
CITATION REINSPECT	6/13/14	6/13/14	LANGHOLZ, ANDREW
CITATION FEE APPLIED		6/13/14	LANGHOLZ, ANDREW
CITATION ISSUED		6/13/14	LANGHOLZ, ANDREW
CITATION REINSPECT	6/23/14	6/24/14	LANGHOLZ, ANDREW
CITATION FEE APPLIED		6/24/14	LANGHOLZ, ANDREW

flat tires, parking off pavement
no change
ANDREW 2x300 inoperable vehicle/flat tires and parking off pavement (pop)
ANDREW \$600 for parking off pavement and junk vehicle
ANDREW Trailer no longer parked off pavement, 702GWP still has flat
ANDREW 600 - 702GWP inoperable vehicle
300 - for compliance on trailer pop
ANDREW inoperable vehicle/flat tires - 702GWP
ANDREW Compliant
ANDREW \$1200 / 2 = \$600 for compliance

PROPERTY ADDRESS: 852 86TH LN

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
Citation # 23928 11-601.5 Junk Vehicles on Residential Property.	5/2/14 5/16/14 compliance date	300	MITLYNG, ADAM	702GWP flat tires, repair to an operable condition or remove from outdoor storage	JOHN & DIANA SMULDERS Issue Date: 5-09-2014 852 86TH LN NW COON RAPIDS, MN 55433
11-603.1(7)(i) Parking and Drives.		300	MITLYNG, ADAM	Discontinue parking trailer off pavement in the front and side yards	
Citation # 24087 11-601.5 Junk Vehicles on Residential Property.	6/5/14 6/12/14 compliance date	600	LANGHOLZ, ANDRE	702GWP flat tires, repair to an operable condition or remove from outdoor storage.	JOHN & DIANA SMULDERS Issue Date: 6/5/14 852 86TH LN COON RAPIDS, MN 55433
11-603.1(7)(i) Parking and Drives.		600	LANGHOLZ, ANDRE	Discontinue parking trailer off pavement in the front and side yards.	
Citation # 24144 11-601.5 Junk Vehicles on Residential Property.	6/13/14 6/20/14 compliance date	1200	LANGHOLZ, ANDRE	Explorer 702GWP flat tires, repair to operable condition or remove from exterior storage.	JOHN & DIANA SMULDERS Issue Date: 6/13/14 852 86TH LN COON RAPIDS, MN 55433







ADMINISTRATIVE CITATION

Citation # 56414-23928

OPEN IMMEDIATELY

JOHN & DIANA SMULDERS
852 86TH LN NW
COON RAPIDS, MN 55433

Issue Date: 5-09-2014

Property Address: **852 86TH LN**
COON RAPIDS, MN

PIN: 353124440021

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/2/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
05/16/2014	702GWP flat tires, repair to an operable condition or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300
05/16/2014	Discontinue parking trailer off pavement in the front and side yards	11-603.1(7)(i) Parking and Drives. -- Parking is prohibited within the front and side yards except on improved surfaces or off drive parking area in LDR-2 District.	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

852 86TH LN
CITATION # 56414-23928
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470



06/05/2014 10:55

10.

852 86TH LN
CITATION # 56414-24087
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Andrew Langholz
Code Enforcement
763-767-6514



06/13/2014 09:03



THIRD VIOLATION ADMINISTRATIVE CITATION

Citation # 56414-24144

OPEN IMMEDIATELY

JOHN & DIANA SMULDERS
852 86TH LN
COON RAPIDS, MN 55433

Issue Date: 6/13/14

Property Address: **852 86TH LN**
 COON RAPIDS, MN

PIN: 353124440021

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/13/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
06/20/2014	Explorer 702GWP flat tires, repair to operable condition or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$1200

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

852 86TH LN
CITATION # 56414-24144
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Andrew Langholz
Code Enforcement
763-767-6514



Board of Adjustment and Appeals - Regular Session

11.

Meeting Date: 09/04/2014

Subject: Case 14-26V, Special Assessment Objection, Glenn Williams/Superior Investments of MN LLC, 11098 Thrush Street NW, 15-31-24-33-0013

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

An unpaid citation penalty and related abatement costs associated with code enforcement activity against the subject property in the amount of \$559 are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$559 is for a citation penalty (\$300) and the related abatement costs (\$259).

A City inspector went out to this rental property on February 13, 2014, to investigate exterior storage of a couch. An administrative citation (\$300) was sent to the property owner (in Minneapolis, MN) on February 14, 2014, with a compliance date of February 21, 2014. Upon re-inspection on March 10, 2014, the couch was still on the driveway so the citation penalty was charged and the City's contractor abated the violation.

A City inspector went back out to this property on March 18, 2014, to investigate additional items in the yard including a mattress, another couch, a bookcase and other items. A second administrative citation (\$600) was sent to the property owner on March 19, 2014, with a compliance date of March 26, 2014. A letter was received from the property owner on March 25, 2014, requesting a time extension until April 14, 2014, to allow the owner to clean up the property once their tenants moved out. The time extension was granted and compliance was met. No additional fines were charged.

ACTION REQUESTED

In Case 14-26V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$559 special assessment in its entirety.

Attachments

Supporting Documents

Kristin DeGrande - Objection to Proposed Assessments at 11098 Thrush Street NW (PIN# 15-31-24-33-0013)

From: Glenn Williams <>
To: <kdegrande@coonrapidsmn.gov>
Date: 8/6/2014 4:47 PM
Subject: Objection to Proposed Assessments at 11098 Thrush Street NW (PIN# 15-31-24-33-0013)

To whom it may concern,

Please accept this as our written objection to the proposed assessments in the total amount of \$559.00 to our property located at 11098 Thrush Street NW, Coon Rapids, MN 55433, with a PIN# of 15-31-24-33-0013.

This property address is held as a rental by our Company, Superior Investments of Minnesota, LLC. Upon receiving notice of the warnings related to this matter we notified the Tenant that the items in question needed to be removed or brought inside. She told us that she would do so, but ultimately didn't. This resulted in a Citation Fee and a Removal & Disposal fee to be proposed upon us as the owners.

There is nothing legally that we, the owners, could have done in this case to ensure that these items were removed or placed inside. There is no Minnesota State Statute or Coon Rapids Municipal Code which would have granted us legal authority to remove those items. There is no clause within the standard Minnesota Multi Housing Association lease, the standard Minnesota Association of Realtors lease, or the City of Coon Rapids Lease Addendum for Crime-Free/Drug-Free Housing which would have granted us the legal authority to remove those items. Any action to remove these items on our part would have been viewed within the letter of the law as theft of these items from the Tenant.

When made aware of the issues with our Tenant in that property we took steps as quickly as we reasonably could to end her tenancy there. The Tenant was given notice at the end of January 2014 that their lease was going to be terminated as of the end of March 2014. We took actions consistent with remedying the issues that were brought to our attention in as expedient of a manner as possible.

To be held responsible these items, and fined for them, while we ultimately have zero control over them, seems contrary to the building and maintaining of good cooperative relationships between the City and the owners of the properties within its borders. We ask that these proposed assessments against our property be rejected.

Thank you for your consideration.

Glenn Williams
Superior Investments of Minnesota, LLC



Property Report

Report Date: 8/6/2014

PIN: 153124330013

CLOSED

PROPERTY ADDRESS: 11098 THRU SH ST

Work Order #53672

Yard And Lot Issues

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1	7/19/13	7/19/13	BUCHANAN, PAUL	Plastic bins, lamps, clothes, miscellaneous junk and debris at driveway and by garage.
CITATION ISSUED	7/22/13	7/22/13	BUCHANAN, PAUL	J/D
CITATION REINSPECT	7/29/13	7/30/13	BUCHANAN, PAUL	Compliant
COMPLIANCE		7/30/13	BUCHANAN, PAUL	Closing order

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 23060	7/19/13	300	BUCHANAN, PAUL	Plastic bins, lamps, clothes, miscellaneous junk and debris at driveway and by garage. Remove from exterior storage.	SUPERIOR INVESTMENTS OF MINN 7-22-2013 5344 27TH AVE S MINNEAPOLIS, MN 55417

Work Order #55787

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		2/13/14	MITLYNG, ADAM	
CITATION ISSUED		2/14/14	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	2/24/14	3/10/14	MITLYNG, ADAM	no change
ABATE		3/10/14	MITLYNG, ADAM	removed couch from driveway
CITATION FEE APPLIED		3/10/14	MITLYNG, ADAM	\$300
COMMUNICATE W OWNER	7/28/14	7/28/14	DEGRANDE, KRISTIN	Landlord Gowan Williams () called with questions about pending assessments. I called him back to clarify there were 2 citations with only one abatement. All his ?'s answered. ok

PROPERTY ADDRESS: 11098 THRUSH ST

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
Citation # 23753 8-109 Building Materials, Junk and Debris.	2/13/14 2/21/14 compliance date	300	MITLYNG, ADAM	Remove household furniture, misc junk and debris from outdoor storage	SUPERIOR INVESTMENTS OF MINNESOTA, LLC Date: 2-14-2014 5344 27TH AVE S MINNEAPOLIS, MN 55417

Files attached to this work order:

\\WorkOrder\55787\11098 thrush st.pdf

Work Order #55993

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		3/18/14	MITLYNG, ADAM	
CITATION ISSUED		3/19/14	MITLYNG, ADAM	junk and debris compliant
CITATION REINSPECT	3/27/14	4/11/14	MITLYNG, ADAM	
COMMUNICATE W OWNEF		3/25/14	MITLYNG, ADAM	LD spoke with landlord, hes needs extra week since tenants are moving out end of the month and they told him they are not picking up anything, verbally gave him extra time

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
Citation # 23810 8-109 Building Materials, Junk and Debris.	3/18/14 3/26/14 compliance date	600	MITLYNG, ADAM	Remove household chair, dresser, misc junk and debris from exterior storage	SUPERIOR INVESTMENTS OF MINN Date: 3-19-2014 5344 27TH AVE S MINNEAPOLIS, MN 55417

Files attached to this work order:

\\WorkOrder\55993\20140414091759162.pdf

End of Report for 11098 THRUSH ST





02/13/2014 10:50

//.



ADMINISTRATIVE CITATION

Citation # 55787-23753

OPEN IMMEDIATELY

SUPERIOR INVESTMENTS OF MINNESOTA, LLC
 5344 27TH AVE S
 MINNEAPOLIS, MN 55417

Issue Date: 2-14-2014

Property Address: **11098 THRUSH ST**
 COON RAPIDS, MN

PIN: 153124330013

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 2/13/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
02/21/2014	Remove household furniture, misc junk and debris from outdoor storage	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

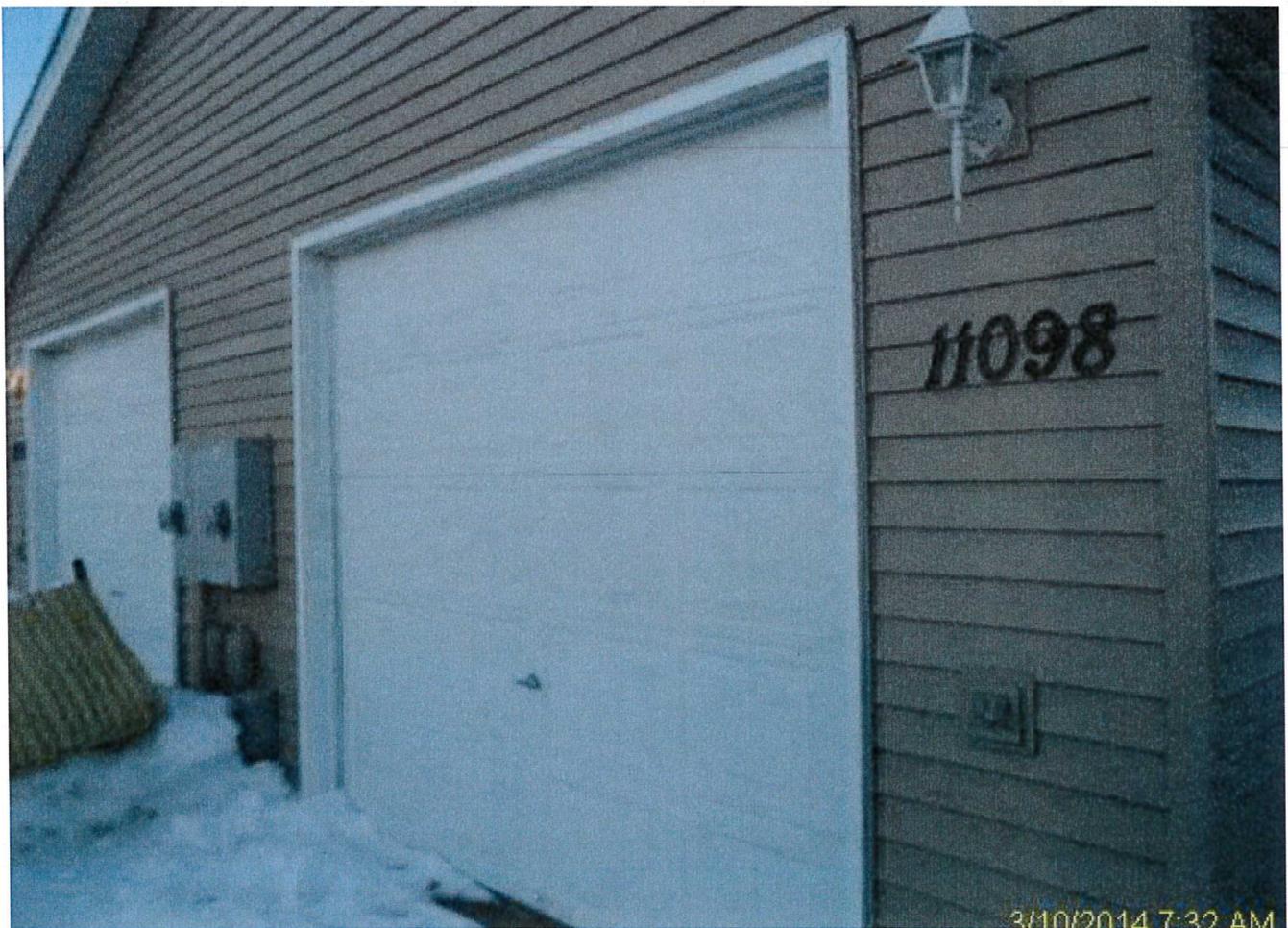
Continued on next page

11098 THRUSH ST
CITATION # 55787-23753
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470



//.

flor remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net

Invoice

Date	Invoice #
3/10/2014	1058

<p>Bill To</p> <p>city coon rapids 11155 robinson dr coon rapids, mn 55433</p>
--

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	11098 Thrush st. (trip fee)	50.00	50.00
	garbage fee sofa	30.00	30.00
2	labor	55.00	110.00
Adam		Total	\$190.00



03/18/2014 14:21



03/18/2014 14:21



SECOND VIOLATION ADMINISTRATIVE CITATION

Citation # 55993-23810

OPEN IMMEDIATELY

SUPERIOR INVESTMENTS OF MINN
5344 27TH AVE S
MINNEAPOLIS, MN 55417

Issue Date: 3-19-2014

Property Address: **11098 THRUSH ST**
COON RAPIDS, MN

PIN: 153124330013

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 3/18/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
03/26/2014	Remove household chair, dresser, misc junk and debris from exterior storage	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

11098 THRUSH ST
CITATION # 55993-23810
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470

3/25/14

Adam Mitlyng
Coon Rapids Code Enforcement
11155 Robinson Drive
Coon Rapids, MN 55433

Adam,

I received the attached citation, #55993-23810 for 11098 Thrush Street, from your office and went to the property and confirmed the issues that you noted on the citation. I attempted to get the Tenants residing at the property to resolve the issue with the household debris in the yard. I was told that they will not be resolving the issue.

We had previously decided to not renew the lease with these tenants, and they will be moving out on Monday March 31, 2014. Once they vacate the premises I will be required by law to store any of the belongings that they left for 28 days. The items you noted in the yard will need to be included in with these items.

I'm requesting a time extension for compliance with the citation. It will give us time to deal with this matter once they are no longer residing on the premises. Can we please extend the compliance due date to Monday April 14th? That will give us the time needed in order to get this resolved to your satisfaction.

If you have any questions about any of this please call me at () . Thank you for your consideration.

Glenn Williams

Glenn Williams, as President
Superior Investments of Minnesota, LLC