

There are a total of 20 items listed on the Addendum to Rental License signed by Marcell Garretson of Christian Restoration Services. This agreement was reviewed as part of the renewal of Rental License # 37792 expiring on 8/1/2014. Numerical items in bold font are as listed on the signed agreement, items listed below are the violations and City Staff notes.

1. The homes cannot accept sex offenders, people with severe mental disorders, or violent behavior patterns.

Observed violations as noted from reports from the Coon Rapids Police Department listed for 1005 Coon Rapids Boulevard Extension under the management of Christian Restoration Services.

- 6 predatory (sex) offenders have registered with law enforcement or Minnesota Bureau of Criminal Apprehension with the address of Christian Restoration Services 1005 Coon Rapids Boulevard Extension, Coon Rapids, MN.
- 15 Warrant Arrests/assist request from other law enforcement agencies.
- 1 Assist request from Federal Marshalls to apprehend a fugitive.

Itemized police calls since last Rental License Renewal 2013-2014

- **2/8/2013** Assist other law enforcement agency seeking to interview tenant of CRS.
- **2/12/2013** Coon Rapids Police Department was notified by Minnesota Bureau of Criminal Apprehension that a Predatory (sex) Offender was living at the residence. Tenant moved to Minneapolis 2/26/2013.
- **3/4/2013** Predatory (sex) Offender registered with Minnesota Bureau of Criminal Apprehension to reside at 1005 Coon Rapids Blvd Extension.
- **8/9/2013** Report of animal cruelty/neglect
- **11/7/2013** Level 1 Predatory (sex) offender moved into residence. Coon Rapids Police notified and tenant was relocated to another city on 11/19/2013.
- **11/8/2013** Level 1 Predatory (sex) Offender moved into residence. Fax from Minnesota Bureau of Criminal Apprehension received by Coon Rapids Police on 11/19/2013.
- **6/2/2014** Minnesota Bureau of Criminal Apprehension notification of Predatory (sex) Offender (no risk level assigned) moved into CRS residence. Tenant was moved to another facility.
- **6/17/2014** A Minnesota County contacted Coon Rapids Police regarding an investigation of terroristic threats involving a tenant at residence.

Christian Restoration Services states the following criminal history for residents listed on submitted roster as of 7/9/2014.

Tenants of Christian Restoration Services charged with the following crimes:

Tenant A

- Assault 3rd Degree Substantial Bodily Harm (2009)
- Malicious Punishment of a Child under Four - Substantial Bodily Harm(2009 Felony Conviction)
- Endangerment of a Child Situation could cause harm or death (2009 Felony Conviction)
- Assault 5th Degree Domestic Assault (2011 Misdemeanor Conviction)
- Harassment; Restraining Order (2013)

Tenant B

- Assault- 2nd Degree dangerous weapon-other weapon (2009)
- Dangerous Weapons-Recklessly Handle or Use (2010 Misdemeanor Conviction)
- Assault-5th Deg-Inflict or Attempt Bodily Harm (2010 Misdemeanor Conviction)
- Prohibited person in possession of firearm (2011 Felony Conviction)

Tenant C

- Assault -3rd Degree (2005 Misdemeanor Conviction)
- Domestic Assault 5th Degree (2006 Misdemeanor Conviction)
- Assault 5th Degree (2011 Gross Misdemeanor Conviction)
- Domestic Abuse Violate No Contact Order4 (2011 Misdemeanor Conviction)

Tenant D

- Terroristic Threats (1996)
- Second Degree Burglary (Felony Conviction 2002)
- Fleeing a Police Officer (Felony Conviction 2002)
- Aiding and Abetting 1st degree Aggravated Robbery (Felony Conviction 2007)

2. The residents must complete a screening application to determine if they are eligible to live in the CRS sober housing living facility.

Leya Drabczak requested this document on 7/9/2014 and 7/21/2014. CRS staff stated forms were located in the Fridley office and no applications were on site. City Staff has never received requested forms.

3. Residents must have successfully completed a treatment program immediately prior to living at the CRS facility.

City staff could not verify this information. Some tenants have arrived directly from prison according to police reports.

4. Residents must be diagnosed as chemically depend and MI.

City staff could not verify this information.

5. Residents must submit to random drug and alcohol testing.

During our inspection on 7/21/2014 Pastor Larry stated all urine analysis is conducted site by CRS staff. Coon Rapids Police Officer Greg Koss noticed some samples on the window ledge of the office and asked when the samples were taken. Pastor Larry stated they were taken in June.

6. The sober housing living facility will be staffed by four full time and two part time staff persons providing supervision of the residents 24 hours per day.

2/3/2014 In response to a 911 call from residence Coon Rapid Police Report states tenant stated no staff is on duty until 9:00 a.m.

7/9/2014 CRS Staff stated to Leya Drabczak that there are 3 full time staff and no part time staff.

7. CRS will provide NA & AA Meetings, relapse prevention programming and job development training on site.

7/9/2014 CRS Staff noted to Leya Drabczak that there is no job development training on site. AA and NA meetings take place on site.

8. Residents must perform daily and weekly chores.

A chore chart was noted on site.

9. Each resident will be required to maintain a high level of daily personal hygiene.

Staff noted no violations.

10. The deposit, fees, and monthly rent must be paid by residents before entrance into the house.

All fees are paid by Anoka County. Rosters are submitted to CRS to Anoka County Group Residence Housing.

11. Residents with a vehicle are required to have a valid license and insurance, as well as adhering to local parking ordinances. Vehicles are limited to one vehicle per resident. Residents are now allowed to work on vehicles at the home. Parking is limited to 12 vehicles on the property at a time unless additional parking stalls are created and approved by the City in writing.

Staff noted no violations. There were no vehicles in the parking lot.

12. Resident visitors must adhere to CRS visitation policies.

City Staff cannot verify information.

13. CRS will enforce a 10:00 p.m. daily curfew and residents must abide by the curfew.

City Staff cannot verify information.

14. Residents will be discharged from the home for being under the influence of alcohol and/or drugs, possession of alcohol or drugs, possession of weapons, threatening verbal or physical violence, destroying property or altering the property, failing to submit to a U/A, failing to adhere to policies for being off premises, falsifying paperwork, stealing or any criminal behavior, failing to comply with the rules or staff requests, leaving the residence after headcount or prior to the work schedule.

6/8/2014 Tenant of CRS is convicted of theft (Misdemeanor) and is on the tenant roster as of 6/30/2014.

15. CRS must comply with all license rules and regulations required by City Code for operation of a residential rental facility.

7/1/2013 Rental Renewal Application sent to Christian Restoration Services. Rental License expired 8/1/2013. Four citations were issued and license was not renewed until 2/18/2014 six months after expiration.

6/25/2014 During random audit of August Rental Renewals Leya Drabczak requests current roster from Marcel Garretson. (Pursuant of City Code Section 12-908)

6/30/2014 Marcell Garretson called Leya Drabczak regarding roster request letter. Leya Drabczak inquired about background checks. Mr. Garretson stated he does not do them. Most tenants stay 24-48 hours and cannot be

background checked due to expense. There are 30-40 individuals that cycle through the residence every month without required background checks. He later states that Anoka County conducts all background checks.

6/30/2014 Leya Drabczak called Anoka County Group Residential Housing and was told that Anoka County does not conduct any background checks for any client.

7/9/2014 Tenant Background checks requested from Marcell Garretson on all residents listed on submitted roster with a compliance date of 7/23/2014. (Copy of code sections enclosed with request) All backgrounds must be cross checked with roster and dated before tenant moved into facility.

7/21/2014 Submitted backgrounds were incomplete, were not submitted for every tenant on roster, did not include required credit checks and are dated 7/15/2014 or 7/18/2014. All tenants on roster moved in before the date of the background check. Leya Drabczak was told during both on site inspections that all backgrounds were kept in the Fridley office and were not available on site. CRS staff Tamera Oats states on cover letter of submission "*several (backgrounds) were done and resulted in multiple searches and are not included because they are rather lengthy and our printer needs service.*" She stated that all information would be forwarded at a later date. City Staff has not received additional information.

16. The resident population at the facility will not exceed 20 residents.

6/30/2014 Marcel Garretson (CRS Executive Director) states to Leya Drabczak there are 25 tenants at Coon Rapids facility.

7/1/2014 Roster received with 20 tenants listed and 5 empty beds listed. Five tenants short of the number stated the day before.

7/9/2014 Roster given to City Staff during onsite inspection lists 22 tenants, 2 over maximum.

7/9/2014 During inspection CRS Staff stated that the average stay of a tenant is 24-48 hours. There is no time to do a background checks. 30-40 individuals cycle through the property every month.

8/13/2014 Marcell Garretson phoned Leya Drabczak to disagree with the violations of the Rental License Addendum. He stated that the predatory offenders on site were not tenants they were listed on a "ten day guest status" thus eliminating the requirement of a background check. Leya Drabczak informed him that there was no such provision in the City Code or Rental License Addendum.

Agreement states:

- 1. That the operation of the CRS sober housing facility as stated above is a reasonable accommodation under FHA.**
- 2. Any intentional violation of the stated rules or failure to act by the Management of CRS in accordance with the house rules will be grounds for terminating, suspending or revoking the rental license pursuant to City Code.**

- 3. CRS will file with the City a current copy of the house rules and regulations and immediately notify the City of any changes or updates**

Leya Drabczak noted the City of Coon Rapids received a partial copy of house rules (pages 2 and 3 only) City Staff has never been notified of any changes or updates. A request for a complete form on 7/9/2014 has not been submitted.

- 4. CRS will provide the City of Coon Rapids an annual report of the number of resident living at the homes and verify, if deemed necessary, that the resident meet the house requirements. Pursuant to City rental licensing requirements CRS will keep a resident roster that shall be available to the City upon request.**

CRS has never submitted an annual report. The roster was provided when requested.

CITY CODE VIOLATIONS
CHRISTIAN RESTORATION SERVICES RENTAL LICENSE # 37792

12-903 License Required.

(1) General Rule. No Person may operate a rental dwelling or rental dwelling unit in the City without a license for each building in which a rental dwelling or rental dwelling unit is located.[Revised 4/5/11, Ordinance 2066]

- Rental License # 37792 issued to Christian Restoration Services expired on 8/1/2013 and was not renewed until 2/18/2014.

12-908 Tenant Background Checks and Roster. As a condition of the license, the Licensee must, as a continuing obligation, conduct criminal background checks and credit history checks on all prospective tenants and maintain a current roster of tenants and other persons who have a lawful right to occupy the rental dwelling or rental dwelling units. The Licensee must designate the name of the person or persons who will have possession of the roster and must promptly notify the City Manager of any change in the identity, address or telephone numbers of the designee. The roster must be available for inspection by City officials upon request. If a person under investigation by the City claims a lawful right to occupy a rental dwelling unit or be present on the rental property, the City Manager may request to inspect the lease for the unit in which the person claims to reside. Upon such request, the Licensee shall provide the lease for inspection.[Revised 4/5/11, Ordinance 2066]

- Background checks are not complete or conducted on every tenant at the Coon Rapids facility.

12-914 Maintenance Standards.

(1) It is the responsibility of the Licensee to assure that every rental dwelling and rental dwelling unit is maintained in compliance with all City Ordinances and State and Federal laws. A violation of any of the following City Code Titles or Chapters constitutes a public nuisance and may be abated under the provisions of the Public Nuisance Chapter or Administrative Penalties Chapter of City Code:[Revised 4/5/11, Ordinance 2066]

- (a) Building Code (City Code Chapters 12-200 and 12-300),
- (b) Land Development Regulations (City Code Title 11),
- (c) Animal Control (City Code Title 6),
- (d) Fire Prevention Code (City Code Chapter 12-400),
- (e) Health, Safety and Sanitation (City Code Title 8).[Revised 4/5/11, Ordinance 2066]

- 44 violations were noted during the Rental License inspection on 7/21/2014. (Inspection report attached)
- Violations of Minnesota State Building, Mechanical, Plumbing and Fire Codes were identified.

12-915 Crime-Free Rental Housing Program. The Licensee or Manager is required to complete the Phase One educational course of the Crime-Free Rental Housing Program, or similar course as approved by the City Manager. Certification as a rental property manager may also be considered by the City Manager to satisfy this requirement. To promote the benefits of the program, the City encourages Licensees to fully participate in the Crime-Free Rental Housing Program. The Licensee must provide proof that the Licensee or Manager has either successfully completed the Phase One educational course or the Licensee or Manager has registered to attend a Phase One educational course before a rental license will be issued.[Revised 4/5/11, Ordinance 2066]

(1) Phase One Participant (Required for licensure).

(a) The Licensee and/or Manager must attend an eight-hour crime-free housing course presented by police, fire, public housing and others.[Revised 4/5/11, Ordinance 2066]

(b) Use a written lease including the Minnesota Crime Free Housing Lease Addendum.

(c) Check the criminal background and credit score of all prospective tenants.[Revised 4/5/11, Ordinance 2066]

(d) Actively pursue the eviction of tenants who violate the terms of the lease and/or the crime free lease addendum.

- Violation of (c) Check the criminal background and credit score of all prospective tenants.