



TO WHOM IT MAY CONCERN,

ON SEPTEMBER 20TH 2014, MY FAMILY AND I RETURNED HOME FROM A LENGTHY VACATION TO FIND A WARNING LETTER TAPED TO MY GARAGE DOOR CONCERNING THE LENGTH OF THE WEEDS/GRASS IN THE YARD. I MOWED THE VERY NEXT DAY, BOTH THE FRONT AND SIDE OF THE HOUSE, I ACTUALLY BOUGHT A NEW MULCHING BLADE FOR THE LAWN MOWER. I HEARD NOTHING MORE ABOUT THE MATTER AND KEPT THE YARD MOWED FROM THAT POINT ON. I THEN RECEIVED A LETTER CONCERNING A VIOLATION, ~~WHICH~~ WHICH CAME AS A SURPRISE TO ME, BECAUSE I HAD COMPLIED WITH THE WARNING AND MOWED. I HAVE NEVER RECEIVED A WARNING BEFORE AND HAVE MAINTAINED THE YARD FOR THE NEARLY SIX YEARS WE HAVE LIVED HERE. IN HINDSIGHT, I SHOULD HAVE ASKED MY NEIGHBOR IF HE COULD HAVE MOWED MY YARD WHEN I KNEW I WAS GOING TO BE AWAY FOR 3 WEEKS. I APOLOGIZE FOR THE LACK OF FORESIGHT ON MY PART, AND WILL CONTINUE TO MAINTAIN THE YARD.

THANK YOU,


JESSE SCHABERT

10311 HUMMINGBIRD ST NW
COON RAPIDS MN 55433

PIN# 22-31-24-0072

ATTENTION PROPERTY OWNER



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

Jesse Schabert
10311 Hummingbiard Street NW
Coon Rapids, MN 55433

January 8, 2015

PIN #: 22-31-24-41-0072

Notice is hereby given that the Coon Rapids City Council will meet at 7:00 p.m. on February 3, 2015 in the Council Chambers, City Center, 11155 Robinson Drive to consider adoption of the proposed 2015 assessment for abatement of code violations, diseased tree removals, false alarm fees, weeds/mowing, other unpaid invoices, postponed assessments and unpaid water bills. The various properties proposed to be assessed are all within the corporate limits of the City of Coon Rapids, Anoka County, Minnesota. The proposed assessment roll is on file for public inspection in the City Assessor's Office.

To maintain your appeal rights, it is necessary for a **written** objection to be filed with the City Clerk prior to or at the meeting on February 3 (**written objections may be submitted, but no testimony will be taken on February 3**). At the hearing on February 3, objections to assessments will be referred to the Board of Adjustment and Appeals for review on March 5, 2015 at 6:30 at which time testimony will be taken in the Council Chambers. If you file an objection, March 5 is your opportunity to appear before the Board and provide testimony (**appeals will be heard in order received, so if appealing it is best to submit asap**). The Board of Adjustment and Appeals will then make a recommendation to the City Council.

Minnesota Statutes, Section 429.061, Subdivision 1, provides, "No appeal may be taken as to the amount of any assessment adopted pursuant to Subdivision 2 unless a written objection signed by the affected property owner is filed with the Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. No appeal of your assessment will be accepted by the District Court unless this written objection is properly filed."

An owner who has properly filed a written objection as provided in the preceding paragraph may further appeal an assessment to District Court, pursuant to Section 429.081, by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the District Court within 10 days after service upon the Mayor or Clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize the City, upon application, to defer the payment of special assessments against homestead properties owned by persons older than 65 years of age or disabled persons for whom it would be a hardship to make the payments. The City Council adopted Resolution 75-64 which implements the deferral program. The assessment will not be forgiven, but payment of it delayed. Additional interest will accrue. For information about the deferral program, call 763-767-6446.

Notice of Assessment Continued
January 8, 2015

The amount proposed to be assessed to your property is as follows:

PIN #: 22-31-24-41-0072

ADDRESS: 10311 Hummingbird Street NW, Coon Rapids, MN 55433

Description(s):	*Amount(s):	Abatement/Violation Date(s):
Citation Fee-Mowing/Weed	\$300.00	9/23/14

*A certification fee of \$30.00 will be added for each violation if unpaid prior to the date of certification. Payment options are as follows:

Amount due if payment received on or before February 3, 2015: \$300.00

Amount due if received after February 3 and on or before March 5, 2015: \$330.00

After March 5, 2015, interest will be charged from the date of adoption of the assessment through December 31, 2016, and the assessment will be certified to the 2016 property taxes at an interest rate of **1.16%** for 1 year(s).

Payments in full will be accepted on or before November 14 each year thereafter until the assessment is paid. (Call 763-767-6446 for the added interest amount).

No additional notice or invoice will be sent regarding this assessment. Payment can be made to the City of Coon Rapids Treasurer, 11155 Robinson Drive NW, Coon Rapids, MN 55433. Attn: Assessing Dept. Please reference the property address or PIN #: **22-31-24-41-0072**.

If you have questions about the terms of payment please contact the Assessing Department at 763-767-6446.

If you have questions about the reason for the assessments, please call the Special Assessment Info. Line at 763-767-4685.

Sincerely,

Assessment Clerk, City of Coon Rapids

- **2-1104 - Administrative Offenses; Schedules of Fines and Fees.**

(1)

A violation of any provision of City Code is an administrative offense subject to a citation and civil penalties pursuant to this Chapter. Each day a violation exists constitutes a separate offense.

(2)

Each count of an administrative violation is subject to a civil penalty not to exceed \$10,000, abatement, or both unless otherwise provided;

(a)

The civil penalty for a particular count is \$300;

(b)

If a violator remedies a count of a violation and demonstrates that fact prior to the compliance date, the civil penalty for that count is waived.

(3)

A second or subsequent citation issued within 180 days of any same or similar citation is subject to a civil penalty of at least twice the previously imposed penalty. If the violator remedies the violation prior to the compliance date, one half of the civil penalty will be waived.

[Revised 4/19/11, Ordinance 2070]

(4)

The City Council may adopt by resolution a schedule of recommended fines for offenses initiated by citation, and may designate those offenses for which a fine must be paid even if the violation is remedied. The resolution may also identify violations for which a fine only may be imposed for a first offense occurring within a specified time period, not to exceed three years. The resolution may also specify a filing fee to appeal to the Board.

(5)

The City Manager is authorized to promulgate rules and forms to affect the procedures herein.



Property Report

Report Date: 2/17/2015

PROPERTY ADDRESS: 10311 HUMMINGBIRD ST

PIN: 223124410072

Work Order #58570

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		9/10/14	GAZELKA, MIKE	Citation posted at property. 8-12" in sideyard along 103rd Ave.
INFORMATION SENT		9/10/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	9/18/14	9/18/14	GAZELKA, MIKE	Front and sides cut, but backyard is 12-24". Abate.
ORDER ABATEMENT		9/18/14	HINTZE, CINDY	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		9/18/14	HINTZE, CINDY	300
INFORMATION		9/23/14	ENGLE, GREGG	Grass was cut prior to mowing crew's arrival.
APPEAL - BOA		2/3/15	HINTZE, CINDY	Owner submitted appeal

Files attached to this work order:

\\WorkOrder\58570\grass abatement_006.pdf

End of Report for 10311 HUMMINGBIRD ST

#58570



Long Grass Complaint

Posted Address: 10311 HUMMINGBIRD

Date: 9-10-11 Time: 8:30

Fine: \$ _____ Inspector: MIKEB

Note: GRASS/WEEDS IN SIDEYARD
ALONG 103RD AVE 8"-12"

For Office Use Only

Owner Occupied

Vacant

Rental WO# _____

of Weeds this Season: _____ Previously Abated date: _____



ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Address:

To: Owner/Occupant
Address:

10311 HUMMINGBIRD

Coon Rapids, MN

This **9-17-A** citation is issued for a violation of the following City Code Chapter 2.1100:
On **8/30/14** at **10311 Hummingbird**, 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
9-17-14		8-602 & 8-603. Weeds and grass or other vegetation that is taller than 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 brochures 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 violation of Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$450 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 763-434-4107 to obtain help.

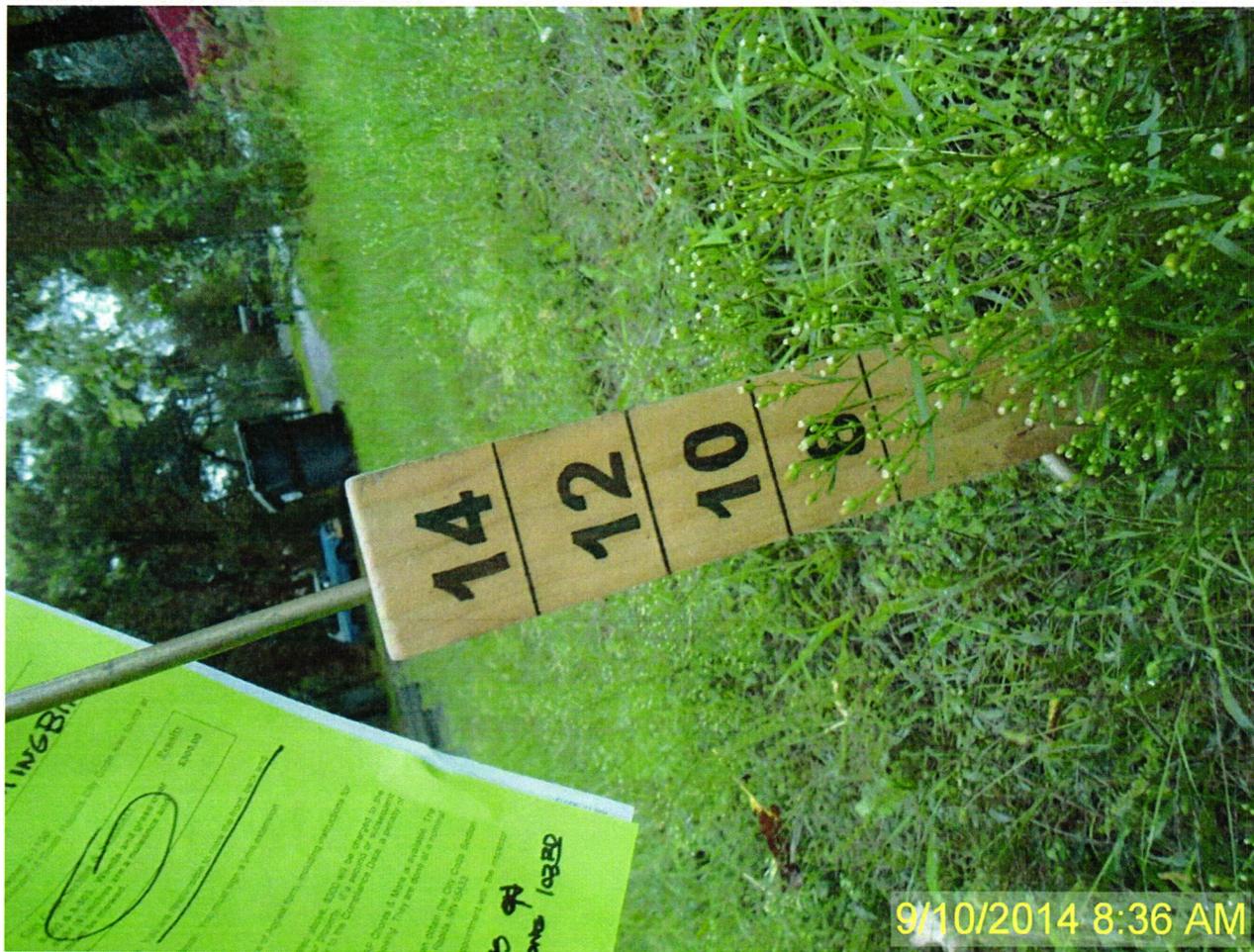
You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Signatures 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.

[Handwritten signature]
Long Grass & Weeds
10/30/2014

*Please cut grass on
side of yard along 10311*

9/10/2014 8:37 AM







September 10, 2014

SCHABERT JESSE
10311 HUMMINGBIRD ST NW
COON RAPIDS, MN 55433

Address: **10311 HUMMINGBIRD ST**
COON RAPIDS, MN 55433

Administrative Citation: **#58570**

PIN: 223124410072

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 10311 HUMMINGBIRD ST, 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 September 17, 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



Long Grass Reinspection

10311 HUMMINGBIRD ST

10311 HUMMINGBIRD ST

PIN:223124410072

OWNER OCCUPIED

Work Order # 58570

Task Name	Proj. Start	Actual Start	COMMENTS
CITATION ISSUED		9/10/14	Citation posted at property. 8-12" in sideyard along 103rd Ave.
INFORMATION SENT		9/10/14	Courtesy letter sent.
CITATION REINSPECT COMPLIANCE	9/18/14		
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED			
ASATE			
HEARING SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W/ OWNER			

FRONT & SIDES cut
BACK NOT cut
WOODS 12" - 24"

Inspector Notes

Reinspected by: MKB

Date: 9-18-14

Time: 8:24 AM

Grass has been mowed

Order Abatement



Long Grass Abatement Order

Date Ordered: 9/18/2014

10311 HUMMINGBIRD ST
10311 HUMMINGBIRD ST
PIN:223124410072

OWNER OCCUPIED
Work Order # 58570

<u>Task Name</u>	<u>Proj. Start</u>	<u>Date</u>	<u>COMMENTS</u>
CITATION ISSUED		9/10/14	Citation posted at property. 8-12" in sideyard along 103rd Ave.
INFORMATION SENT		9/10/14	Courtesy letter sent.
CITATION REINSPECT	9/18/14	9/18/14	Front and sides cut, but backyard is 12-24". Abate.
ORDER ABATEMENT		9/18/14	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		9/18/14	300

ABATE
INFORMATION
CITATION

Abatement Notes

Staff:

Tony H.

Date:

9/23/14

Time:

7:00 am

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