

02/01/2015 From: David Thelen

2288 155th Lane NW

Andover, MN 55448 763-755-3683

To: The City of Coon Rapids



Dear Sirs,

My name is David Thelen and I own the property at 1121 109th Avenue NW. It is a licensed rental property in which there are 2 adults and 2 children living there. The adults names who are responsible for paying rent and keeping the home in good order are Nicole Burell and Jason Burasch. They are very good renters.

Last summer their car broke down and forgot to get the tabs renewed and had the vehicle parked in the driveway of the property. The city sent a letter titled "Administrative Citation" to both me and the renters dated 06/19/2014. I immediately called the renters and told them that they needed to either get the vehicle registration updated or move the vehilce from the property. I also called the Code inforcement person, Andrew Langholz, and discussed the issue with him and told him I would do my best to get them to fix the issue at hand. Due a health issue and a death in the family the renters were not able to get either of these things taken care of so I and the renters Andrew Lanholz and asked him for an extension, so as to have time to get the situation fixed. I asked Andrew myself about the signing of the time extension agreement and the arrangement for an extension stated in the Citation and he said that if I kept in direct communication with him this was not necessary. The extension was til 07/08/2014. On 07/07/2015 I called Andrew and stated that the renter still had not moved or corrected the licensing issue with the vehicle and asked if we could have another extension to get the problem resolved. He granted this and moved the compliance date to 07/25/2014 and again said it was not necessary to sign the time extension agreement and again I assumed that he used his own discesion in arranging a time extension. It is my understanding that Mr. Langholz is no longer employed by the city of Coon Rapids.

On 07/22/2014 I went to the property and saw that the vehicle still was not moved or the vehicle registraion was not updated. I left the renters a letter stating URGENT and that the vehicle had to either moved off the propery or it would be towed by 8 am July 25th, 20014. Enclosed please find a copy of the letter I left with the renters. They did get the vehilce moved and the problem taken care of that day to avoid the towing of the vehicle and further issues with the City. Please consider our good faith in taking care of this situation in coordination and contant communication with Mr. Langholz.

This is my statement as fact and this letter is my proof of an appeal to this issue.

Thank you for this consideration, David Thelen

A handwritten signature in black ink, appearing to read "David Thelen".

David & Jane Thelen
2288 - 155th LN NW
Andover, MN 55304

July 22nd, 2014

URGENT

Nicole Burrell

1121 109th Ave

Coon Rapids, MN 55448

This letter serves as notice that if the car (443 CND) has not been moved off of the property, 1121 109th Ave in Coon Rapids, by 8am on Friday, July 25th, 2014, IT WILL BE TOWED AT YOUR EXPENSE. You can reclaim your vehicle from Northstar Towing after paying their fees.

Sincerely,

David and Jane Thelen

2/2/15

To whom it may concern:

Upon receiving the 1st notice, I called the gentleman at City Office. He gave me an extension.

I had my truck moved and in garage before the two weeks were up.

I'm disabled due to having my 4th Back Fusion in March. I was recovering when I got the notice from City. This is why the gentleman gave me two more weeks. I needed to find help to get the truck moved.

I am ~~also~~ also under doctor's orders to not drive during this time. My landlord did know about the extension and also knew my truck was move on time.

Thank you very much
If you have any question
Please call me

W. J. ...
7: ...



Property Report

Report Date: 2/20/2015

PIN: 143124430009

CLOSED

PROPERTY ADDRESS: 1121 109TH AVE

Work Order #57186

Yard And Lot Issues

| Task Name | Projected Start | Actual Start | Assigned To | COMMENTS |
|----------------------|-----------------|--------------|-------------------|---|
| INSPECTION 1 | | 6/18/14 | LANGHOLZ, ANDREW | |
| CITATION ISSUED | | 6/19/14 | LANGHOLZ, ANDREW | Junk vehicle |
| CITATION REINSPECT | 6/27/14 | 7/18/14 | LANGHOLZ, ANDREW | no change |
| COMMUNICATE W OWNEF | | 6/26/14 | LANGHOLZ, ANDREW | Postponing reinspect till 7/8/14 |
| CITATION REINSPECT | | 6/26/14 | LANGHOLZ, ANDREW | Postponing reinspect till 7/8/14 |
| CITATION FEE APPLIED | | 7/18/14 | LANGHOLZ, ANDREW | \$300 |
| CITATION ISSUED | | 7/18/14 | LANGHOLZ, ANDREW | Attain current registration for 443 CND or remove from exterior storage. |
| CITATION REINSPECT | 7/28/14 | 7/28/14 | LANGHOLZ, ANDREW | 600 / 2 = \$300 for compliance |
| COMMUNICATE W OWNEF | 1/15/15 | 1/15/15 | DEGRANDE, KRISTIN | Property owner Dave Thelen 7 returned call on 1/15/15 and left a message. 3 called on 1/14/15 regarding pending assessments. I explained compliance was not met on 1st citation, so 2nd citation was issued. 1/2 2nd citation is charged despite compliance. Will appeal. |
| COMMUNICATE W OWNEF | 1/16/15 | 1/16/15 | DEGRANDE, KRISTIN | Property owner called back. Doesn't understand why he is being charged if they complied. I explained compliance was not met on 1st citation, so 2nd citation was issued. 1/2 2nd citation is charged despite compliance. Will appeal. |
| APPEAL - BOA | | 2/3/15 | HINTZE, CINDY | Dave Thelen dropped off written appeal |

~ 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 # 24170 | | | | | |
| 11-601.5 Junk Vehicles on Residential Property. | 6/18/14 6/26/14 compliance date | 300 | LANGHOLZ, ANDRE | Repair Trailblazer to operable condition with current registration or remove from exterior storage. | DAVID THELEN Issue Date: 6/19/14 2288 155TH LN NW, ANDOVER, MN 55304 |
| Citation # 24385 | | | | | |
| 11-601.5 Junk Vehicles on Residential Property. | 7/18/14 7/25/14 compliance date | 600 | LANGHOLZ, ANDRE | Attain current registration for 443 CND or remove from exterior storage. | DAVID THELEN Issue Date: 7/18/14 2288 155TH LN NW, ANDOVER, MN 55304 |





ADMINISTRATIVE CITATION

Citation #57186-24170

OPEN IMMEDIATELY

DAVID THELEN
2288 155TH LN NW,
ANDOVER, MN 55304

Issue Date: 6/19/14

Property Address: **1121 109TH AVE**
COON RAPIDS, MN

PIN #: 143124430009

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/18/14 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> |
|------------------------|---|---|----------------|
| 06/26/2014 | Repair Trailblazer to operable condition with 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. | \$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.

1121 109TH AVE
CITATION #57186-24170
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.





07/18/2014 09:12



ADMINISTRATIVE CITATION

Citation #57186-24385

OPEN IMMEDIATELY

DAVID THELEN
2288 155TH LN NW,
ANDOVER, MN 55304

Issue Date: 7/18/14

Property Address: **1121 109TH AVE**
COON RAPIDS, MN

PIN #: 143124430009

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 7/18/14 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> |
|------------------------|--|---|----------------|
| 07/25/2014 | Attain current registration for 443 CND 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:

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1121 109TH AVE
CITATION #57186-24385
PAGE 2

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