

Pin # 21-31-24-41-0013

Property Address: 10424 Xavis Street NW, Coon Rapids, MN 55433

Owner: Mary Muller

1684 17<sup>th</sup> Ave NW, New Brighton, MN 55112

Regarding the Citation Fee-Expired Tabs

Coon Rapids City Council,

I am the owner and landlord of the above mentioned property.

I was told that there was an extension given for the expired tabs by **Trevor White** who also was in direct communication with the tenants ( **Nick McParland and Angel Kostreba**) who also were told that there was an extension till June 17, 2015. It was also stated by Trevor White that as long as the vehicle had current tabs it did not have to be removed from property and was in compliance

**Nick McParland** stated in a text message June 16, 2015 that he had indeed gotten current tabs on the vehicle in question.

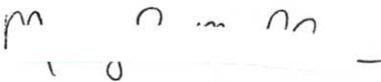
**Angel Kostreba** wrote me a letter stating her sincere apology for making such a disaster of the house and begged me to leave the van in question as she did not know what Nick McParland had planned.

I went by the property again to check and there were current tabs and inflated tires on the vehicle in question.

This is not something that I was in total control of as the tenants were not "good tenants".

Thank you for your time and understanding.

Sincerely



Mary E Muller



# Property Report

Report Date: 9/3/2015

**PROPERTY ADDRESS: 10424 XAVIS ST**

**PIN: 213124410013**

Work Order #60390

Yard And Lot Issues

OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		4/28/15	MITLYNG, ADAM	
CITATION ISSUED		4/30/15	MITLYNG, ADAM	
COMMUNICATE W OWNEF		5/7/15	SMALL, MATT	Junk and debris Phone discussion with owner regarding tenants and citation. Owner claims that tenants will be vacating by 5.31.15 and would like additional time to clean up. Advised owner to submit a written extension by the end of the day.
TIME EXTENSION COMPLAINT		5/8/15	SMALL, MATT	Written time extension request submitted by owner. 30 day extension granted.
		5/26/15	SMALL, MATT	Anonymous complaint received regarding condition of property. Site inspection same day revealed interior furniture, auto parts, and miscellaneous junk/debris scattered around exterior premises. Work order re-opened.
FOLLOW-UP INSPECTION COMPLAINT	6/8/15	6/18/15	SMALL, MATT	Anonymous phone complaint received regarding condition of property. Verified with code enforcement that conditions have worsened.
		6/2/15	SMALL, MATT	Phone contact to inform owner that exterior conditions are worsening and complaints are mounting against property. Reminded her of 6.8.15 deadline and city will abate items if not resolved. Home still occupied - owner has not filed eviction to date.
COMMUNICATE W OWNEF		6/2/15	SMALL, MATT	Phone discussion with owner regarding exterior violations. Explained to owner that abatement of items will occur on 6.9.15. If items are cleaned up, owner will still have \$300 fee and contractor trip charge. Staff will cite mini-van again b4 removing
COMMUNICATE W OWNEF		6/8/15	SMALL, MATT	No compliance
CITATION REINSPECT	6/8/15	6/9/15	WHITE, TREVOR	\$300 junk and debris \$300 junk vehicle applied
CITATION FEE APPLIED		6/9/15	WHITE, TREVOR	Abated TV, couch, dresser, building materials, household furniture, misc. junk and debris.
ABATE		6/9/15	WHITE, TREVOR	I talked to Nick (tenant) about the van not having current registration. I told him it could be towed after the next citation. If he came into compliance it would not be towed and half of the second citation would be charged. Not the full \$600.
COMMUNICATE W OWNEF		6/9/15	WHITE, TREVOR	\$600 Junk vehicle, MN 803KVE expired tabs and flat tires
CITATION ISSUED		6/10/15	WHITE, TREVOR	In compliance
CITATION REINSPECT	6/18/15	6/18/15	WHITE, TREVOR	Half of \$600: \$300 junk vehicle applied
CITATION FEE APPLIED		6/18/15	WHITE, TREVOR	

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

City Code

**Citation # 25162**

Inspection Date

Fine

Inspected By

Compliance Date & Instructions

Citation Issued To

**PROPERTY ADDRESS: 10424 XAVIS ST**

**PIN: 213124410013**

8-109 Building Materials, Junk and Debris. **4/28/15**  
5/7/15  
compliance date

300 MITLYNG, ADAM

Remove building materials, mattress, misc junk and debris from exterior storage

MARY MULLER

Issue Date: 4-30-2015  
1684 17TH AVE NW  
NEW BRIGHTON, MS 55112

11-601.5 Junk Vehicles on Residential Property.

300 MITLYNG, ADAM

803KVE expired tabs/flat tires, display current registration and repair to an operable condition or remove from outdoor storage

**Citation # 25345**

11-601.5 Junk Vehicles on Residential Property. **6/9/15**  
6/17/15  
compliance date

600 WHITE, TREVOR

MN 803KVE expired tabs and flat tires, display current registration and repair to operable condition or remove from outdoor storage.

MARRY MULLER

Issue Date: 6/10/2015  
1684 17TH AVE NW  
NEW BRIGHTON, MN 55112

**Citation # 25346**

8-204 Collection Service Required. **6/9/15**  
6/17/15  
compliance date

300 WHITE, TREVOR

Obtain residential collection service.

MARY MULLER

Issue Date: 6/10/2015  
1684 17TH AVE NW  
NEW BRIGHTON, MN 55112

Files attached to this work order:

\\WorkOrder\60390\2015 Email and Ext Request.pdf

End of Report for 10424 XAVIS ST





## ADMINISTRATIVE CITATION

Citation # 60390-25162

**Violation Notice**

MARY MULLER  
1684 17TH AVE NW  
NEW BRIGHTON, MS 55112

Issue Date: 4-30-2015

Property Address: **10424 XAVIS ST**  
COON RAPIDS, MN

PIN: 213124410013

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 4/28/15 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
05/07/2015	Remove building materials, mattress, 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.)	\$300
05/07/2015	803KVE expired tabs/flat tires, display current registration and 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

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](http://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*

10424 XAVIS ST  
CITATION # 60390-25162  
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

cc:

NOTICE OF APPEAL PLEASE PRINT  
Fill out this form and submit it to City Hall on or before  
the Compliance Date if you wish to request a time  
extension or appeal the Citation.



COON  
RAPIDS  
Minnesota

Administrative Citation Number: 60390-25162

Property Address: 10424 Xavis St.  
Coon Rapids

Person(s) Responsible for Violation:  
Nick McFarland Mary E Muller  
Tenants / and owner

Responsible Party's Relationship to the Property  
 Owner Angel Katreba  
 Other (specify): tenants Nick McFarland

I am appealing the Citation because:  
The tenants are moving  
out the end of May.  
I (the owner) have tried  
to work with them with no  
results

Attach additional pages if needed.  
 I hereby waive further right to appeal this Citation  
and ask for a time extension of 30 days. Attached  
is a written plan of the action I will take to achieve  
compliance within this extended time period.  
tenants moving out

I certify that I am the owner of the property and the  
information contained herein is correct to the best of my  
knowledge.  
Signature: [Signature]  
Print Name: Mary E Muller  
Phone Number: [Number] Date: 5-7-15

Mailing Address:  
1684 12<sup>th</sup> Ave N.W.  
New Brighton MN 55112

\*\*\*\*\*  
For ADCAP Staff only:  
Notice rec'd date: 5-7-15 Initials M.E.S.  
\*\*\*\*\*

## Administrative Citation Program

\*\*\*\* Do you need more time?  
Or would you like to appeal?  
Please fill out and  
submit this form for  
consideration.

Prepared by the Coon Rapids  
Neighborhood Reinvestment Division  
11155 Robinson Drive NW  
Coon Rapids, MN 55433

**Matthew Small - 10424 Xavis St NW Citation**

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**From:** Mary E Muller <om>  
**To:** "msmall@coonrapidsmn.gov" <msmall@coonrapidsmn.gov>  
**Date:** 5/7/2015 8:53 AM  
**Subject:** 10424 Xavis St NW Citation  
**Attachments:** 003.jpg

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Mark

Attached is the request for a 30 day extention for the citation [60390-25162](#).

I have tried to get the tenants to keep the property up to code but with no results.  
The tenants are moving out by May 30, 2015.  
The tenants are Nick McParland and Angel Kotreba.

Thank you,  
Mary  
Mary E Muller













## SECOND VIOLATION ADMINISTRATIVE CITATION

Citation # 60390-25345

**Violation Notice**

MARRY MULLER  
1684 17TH AVE NW  
NEW BRIGHTON, MN 55112

Issue Date: 6/10/2015

Property Address:     **10424 XAVIS ST**  
                                  COON RAPIDS, MN

PIN:                         213124410013

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/9/15 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
06/17/2015	MN 803KVE expired tabs and flat tires, display current registration and repair to 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.	\$600

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10424 XAVIS ST  
CITATION # 60390-25345  
PAGE 2

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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.

Trevor White  
Property Maintenance Inspector  
763-767-6427

cc: