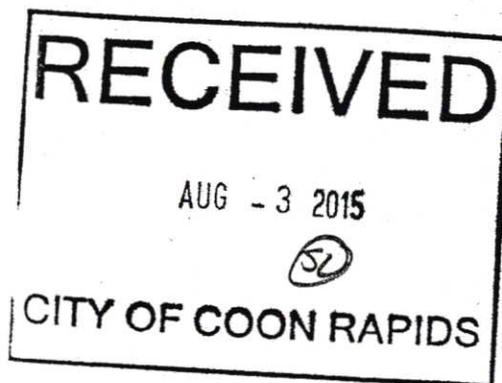


The City Clerk,
City of Coon Rapids,
1115 Robinson Drive,
Coon Rapids, MN 55433-3761

July 31, 2015



Objection to Assessment

I am writing to object to the rental fee-rental license assessed to my property. The following are my reasons:

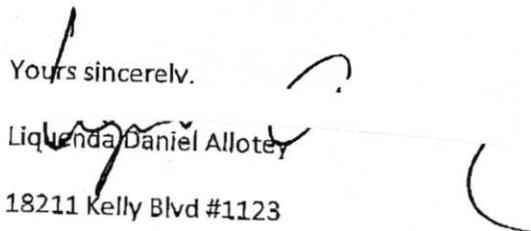
1. We still maintain the property at 1040 105th Ave NW as primary residence.
2. We do not consider the house as a rental property, because we did not rent it out, and do not have a rental contract with anyone.
3. We have also not informed anyone that this is a rental property and therefore unsure how the city would consider it as a rental property.
4. I got a job in Texas, and my family temporarily relocated to the Dallas area. Unfortunately, we painfully divorced and I had to find another temporary apartment to live in, pay my rent and my ex-wife's as well. My ex-wife was supposed to move back to Minnesota with our kids and live in the house, but she decided to move to another city in Dallas.
5. We had no choice but continue to have our church brother and distant relative be a caretaker for the house. He assists us by paying a portion of the mortgage, but this is not a rental relationship. If I was renting the house I would have rented it out to an outsider and notified the city accordingly. You may church with him. His name is M e.
6. Despite the above, I would like to say that, I had moved from my apartment at 1321 and live with my girlfriend at apartment 1123 at the same apartment complex. We had some disagreements and I had to move out for a while. During this period, I did not receive the letters for the assessments until I got this last letter.
7. I would like the city to know that I will be returning to Minnesota soon, and will be continuing to occupy the property.
8. Additionally, I am finding it difficult to pay the mortgage for the house. Given that the mortgage is escrowed, adding this assessment will certainly increase the monthly mortgage payment, leading to my inability to pay, and consequently assure the foreclosure of the house. This will be devastating, having kept this house the last 12 years and paid my entire mortgage and

23-31-24-42-0037

city/county taxes regularly. Almost all the houses around me were foreclosed, but I kept paying my mortgage despite the loss in value.

9. I am pleading with you not to go through with this assessment, and allow me to give my caretaker time to leave the house. This will give me the chance to find a renter to occupy the property and ensure I properly register with the city.
10. Things are already difficult here for me, and I hope you take my appeal into consideration and not approve the assessments.

Yours sincerely,


Liqueanda Daniel Allotey

18211 Kelly Blvd #1123

Dallas, TX 75287

NOTE: Please note that my apartment number is **1123**, not 1321.



Property Report

Report Date: 8/31/2015

PIN: 233124420037

CLOSED

PROPERTY ADDRESS: 1040 105TH AVE

Work Order #47657

Rental Complaint

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INFORMATION SENT		4/19/12	POSCH, MICHELLE	LETTER/PACKET - UTILITY BILLING
RENTAL VIOLATION		7/23/12	POSCH, MICHELLE	\$500 NO LICENSE - TWO MONTH EXTENSION - NO CHANGE
COMMUNICATE W OWNEF	5/15/12	5/15/12	POSCH, MICHELLE	OWNER CALLED AND SAID THERE IS FAMILY LIVING THERE FOR A YEAR WHILE THEY ARE TRANSFERRED. TALKED TO HER ABOUT RELATIVE HOMESTEAD. LEFT MESSAGE WITH PHONE # FOR ANOKA
ASSESSMENT		7/23/12	POSCH, MICHELLE	\$500 NO LICENSE ASSESSED - taken off assessment list -8/9/2012
RENTAL VIOLATION	8/31/12	8/9/12	POSCH, MICHELLE	\$1000 NO LICENSE - no charge
COMMUNICATE W OWNEF		7/26/12	DEGRANDE, KRISTIN	Property owner called about pending citations. She talked with Anoka County today to verify they received her relative homestead application - they had. Should be changed over soon.
COMMUNICATE W OWNEF		7/27/12	DEGRANDE, KRISTIN	Owner Shamara 651- called - she just talked again with Anoka Cty - her cousin is living in her house - cousins are not eligible for relative homestead so she was very upset and angry that city would require a rental license.
COMPLIANCE		8/9/12	POSCH, MICHELLE	SHAMARA 651- i - IS ON A BUSINESS TRIP IN TX AND NY. HER CHILDREN ARE HERE WITH HER COUSIN IN THE HOUSE UNTIL THEY GET BACK. SHOULD BE IN TWO WEEKS. HER HUSBAND LIQUEENDA IS IN TX. SHE LIVES HERE WHILE HE TRAVELS. SHE WILL CONTACT CTY REG ADDR.

Files attached to this work order:

- \\WorkOrder\47657\20120724133231806.pdf
- \\WorkOrder\47657\20120419082416183.pdf
- \\WorkOrder\47657\20121108153316835.pdf

Work Order #59742

Miscellaneous Housing Issues

OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
UTILITY DISCONNECT		1/23/15	MITLYNG, ADAM	electric limiter, posted water shut off
COMMUNICATE W OWNEF		1/23/15	HINTZE, CINDY	Owner Liqueinda 763- i left vmail regarding posting.
COMMUNICATE W OWNEF		1/26/15	HINTZE, CINDY	Returned call and it went right into voicemail. Left message stating Connexus needs to be contacted about getting bill paid/limiter removed and to call me back with an update.
INFORMATION		2/2/15	HINTZE, CINDY	Still on Connexus disconnection list.
INFORMATION		2/23/15	HINTZE, CINDY	Still on Connexus disconnection list.

PROPERTY ADDRESS: 1040 105TH AVE

PIN: 233124420037

UTILITY DISCONNECT
 COMMUNICATE W OWNEF
 INFORMATION

2/24/15 DRABCZAK, LEYA
 2/24/15 HINTZE, CINDY
 3/12/15 HINTZE, CINDY

Limiter still in place. Posted for water shut off with deadline of 3/11/15 or water will be shut off.
 Tenant Mark 763- called about posting. Explained limiter must be removed. He will call Connexus.
 Still on Connexus list.

Work Order #59983

OPEN

Rental Complaint

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INFORMATION	3/2/15	3/2/15	DRABCZAK, LEYA	per starlite owner is in dallas tx. per city w limiter is on site and tenant named mark has called regarding posting.
INFORMATION	3/2/15	3/2/15	DRABCZAK, LEYA	on 1/23/2015 property was on connexus disconnect list and has limiter on service. owner lives in texas on anoka co records. occupant is not owner and states he is the tenant, no license on file.
INFORMATION	3/2/15	3/2/15	DRABCZAK, LEYA	on 2/24/2015 staff noted that limiter was still on electric service and on disconnect list. info forwarded to housing department to issue citation for no rental license for property that is not occupied by owner of record.
CITATION ISSUED	3/2/15	3/2/15	DRABCZAK, LEYA	300.00 for no rental license for property is occupied by individual that is not the owner of the property
CITATION FEE APPLIED	4/24/15	4/24/15	DRABCZAK, LEYA	\$300.00 applied for no rental license no response from owner, mail not returned as undeliverable.
ASSESSMENT	4/24/15	4/24/15	DRABCZAK, LEYA	NO RESPONSE FROM OWNER 300.00 FORWARDED TO FINANCE DEPT
CITATION ISSUED	4/24/15	4/24/15	DRABCZAK, LEYA	600.00 FOR NO RENTAL LICENSE
CITATION FEE APPLIED	5/29/15	5/29/15	DRABCZAK, LEYA	no response from owner, 600.00 fee applied
ASSESSMENT	5/26/15	5/26/15	DRABCZAK, LEYA	600.00 citation forwarded to finance dept. no response from owner
INFORMATION	5/27/15	5/27/15	DRABCZAK, LEYA	mail not returned as undeliverable
INSPECTION FOLLOWUP	5/28/15	5/28/15	DRABCZAK, LEYA	property records show no change 4bb1 same owner, no mail returned no contact from owner.
CITATION ISSUED	5/29/15	5/29/15	DRABCZAK, LEYA	Property is still occupied by an individual who is not the owner of the property. mike g verified dwelling is occupied current Tenant Mark 763
CITATION FEE APPLIED	7/9/15	7/9/15	DRABCZAK, LEYA	1200.00 for no rental license for property that is occupied by individual who is not the owner of record.
ASSESSMENT	7/9/15	7/9/15	DRABCZAK, LEYA	\$1200.00 CITATION FEE APPLIED FOR PROPERTY THAT IS NOT OWNER OCCUPIED WITHOUT REQUIRED LICENSE.
COMMUNICATE W OWNEF	7/29/15	7/29/15	DRABCZAK, LEYA	no response from owner 1200.00 forwarded to finance dept. LD RETURNED CALL TO OWNER 5' } and left a message.

~ 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 # 24993					
12-903(1) Rental Dwelling License Required.	3/2/15 4/2/15 compliance date	300	DRABCZAK, LEYA	OBTAIN RENTAL LICENSE FOR PROPERTY THAT IS NOT OWNER OCCUPIED	LIQUENDA D ALLOTEY ISSUE DATE 3/2/2015 18211 KELLY BLVD APT 1321 DALLAS, TX 75287

PROPERTY ADDRESS: 1040 105TH AVE

Citation # 25154

12-903(1) Rental Dwelling License Required.

4/24/15

5/25/15 compliance date

600 DRABCZAK, LEYA

OBTAIN RENTAL LICENSE FOR PROPERTY THAT IS NOT OWNER OCCUPIED.

LIQUENDA D ALLOTEY
ISSUE DATE 4/26/2015
18211 KELLY BLVD APT 1321
DALLAS TX 75287

Citation # 25287

12-903(1) Rental Dwelling License Required.

5/29/15

6/29/15 compliance date

1200 DRABCZAK, LEYA

OBTAIN RENTAL LICENSE FOR PROPERTY THAT IS NOT OWNER OCCUPIED

LIQUENDA D ALLOTEY
ISSUE DATE 5/29/2015
18211 KELLY BLVD # 1321
DALLAS TX 75287



ADMINISTRATIVE CITATION

Citation # 59983-24993

Violation Notice

LIQUENDA D ALLOTEY ISSUE DATE 3/2/2015
 18211 KELLY BLVD APT 1321
 DALLAS, TX 75287

Property Address: **1040 105TH AVE**
 COON RAPIDS, MN

PIN: 233124420037

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 3/2/15 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>
04/02/2015	OBTAIN RENTAL LICENSE FOR PROPERTY THAT IS NOT OWNER OCCUPIED	12-903(1) Rental Dwelling License Required. -- No person shall occupy a rental unit prior to obtaining a rental license.	\$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

1040 105TH AVE
CITATION # 59983-24993
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.

Leya Drabczak
Housing Inspector
763-767-6420

cc:



SECOND VIOLATION ADMINISTRATIVE CITATION

Citation # 59983-25154

Violation Notice

LIQUENDA D ALLOTEY ISSUE DATE 4/26/2015
 18211 KELLY BLVD APT 1321
 DALLAS TX 75287

Property Address: **1040 105TH AVE**
 COON RAPIDS, MN

PIN: 233124420037

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 4/24/15 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>
05/25/2015	OBTAIN RENTAL LICENSE FOR PROPERTY THAT IS NOT OWNER OCCUPIED.	12-903(1) Rental Dwelling License Required. -- No person shall occupy a rental unit prior to obtaining a rental license.	\$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.

1040 105TH AVE
CITATION # 59983-25154
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.

Leya Drabczak
Housing Inspector
763-767-6420

cc:



**THIRD VIOLATION
ADMINISTRATIVE CITATION**

Citation # 59983-25287

Violation Notice

LEQUENDA D ALLOTEY ISSUE DATE 5/29/2015
18211 KELLY BLVD # 1321
DALLAS TX 75287

Property Address: **1040 105TH AVE**
 COON RAPIDS, MN

PIN: 233124420037

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/29/15 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>
06/29/2015	OBTAIN RENTAL LICENSE FOR PROPERTY THAT IS NOT OWNER OCCUPIED	12-903(1) Rental Dwelling License Required. -- No person shall occupy a rental unit prior to obtaining a rental license.	\$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.

1040 105TH AVE
CITATION # 59983-25287
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.

Leya Drabczak
Housing Inspector
763-767-6420

cc: