

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6-28-10
Item No.: 12.c

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 2544 Fairview Avenue**

BACKGROUND

- The subject property is a single-family detached home.
- The current owners are Kristopher Domeier and Heather Fick.
 - Current violations include:
 - Building in need of significant maintenance (violation of City code 906.05.C).
 - Junk and Debris in open storage on property (violation of City code 407.02.D. and 407.03.H).
 - Junk vehicle in driveway (violation of City code 407.02.O).
 - Deck in disrepair (violation of City code 906.05.C).
 - Garage in disrepair (violation of City code 906.05.C).
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

Property maintenance through City abatement activities is a key tool to preserving high-quality residential neighborhoods. Both Imagine Roseville 2025 and the City’s 2030 Comprehensive Plan support property maintenance as a means by which to achieve neighborhood stability. The Housing section of Imagine Roseville suggests that the City “implement programs to ensure safe and well-maintained properties.” In addition, the Land Use chapter (Chapter 3) and the Housing and Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City’s efforts to maintain livability of the City’s residential neighborhoods with specific policies related to property maintenance and code compliance. Policy 6.1 of Chapter 3 states that the City should promote maintenance and reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to use code-compliance activities as one method to prevent neighborhood decline.

30 **FINANCIAL IMPACTS**

31 City Abatement:

32 An abatement would encompass the following:

- 33 • Repair and repaint portions of building - \$5,000.00.
- 34 • Replace rotted deck boards - \$2,000.00.
- 35 • Remove junk/debris - \$1,500.00.
- 36 • Impound vehicle – no cost.
- 37 • Repair and repaint garage - \$6,000.00
- 38 ○ Total: Approximately - \$14,500.00

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40 In the short term, costs of the abatement will be paid out of the HRA budget, which has allocated
41 \$100,000 for abatement activities. The property owner will then be billed for actual and administrative
42 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be
43 reported to Council following the abatement.

44 **STAFF RECOMMENDATION**

45 Staff recommends that the Council direct Community Development staff to abate the above referenced
46 public nuisance violations at 2544 Fairview Avenue.

47 **REQUESTED COUNCIL ACTION**

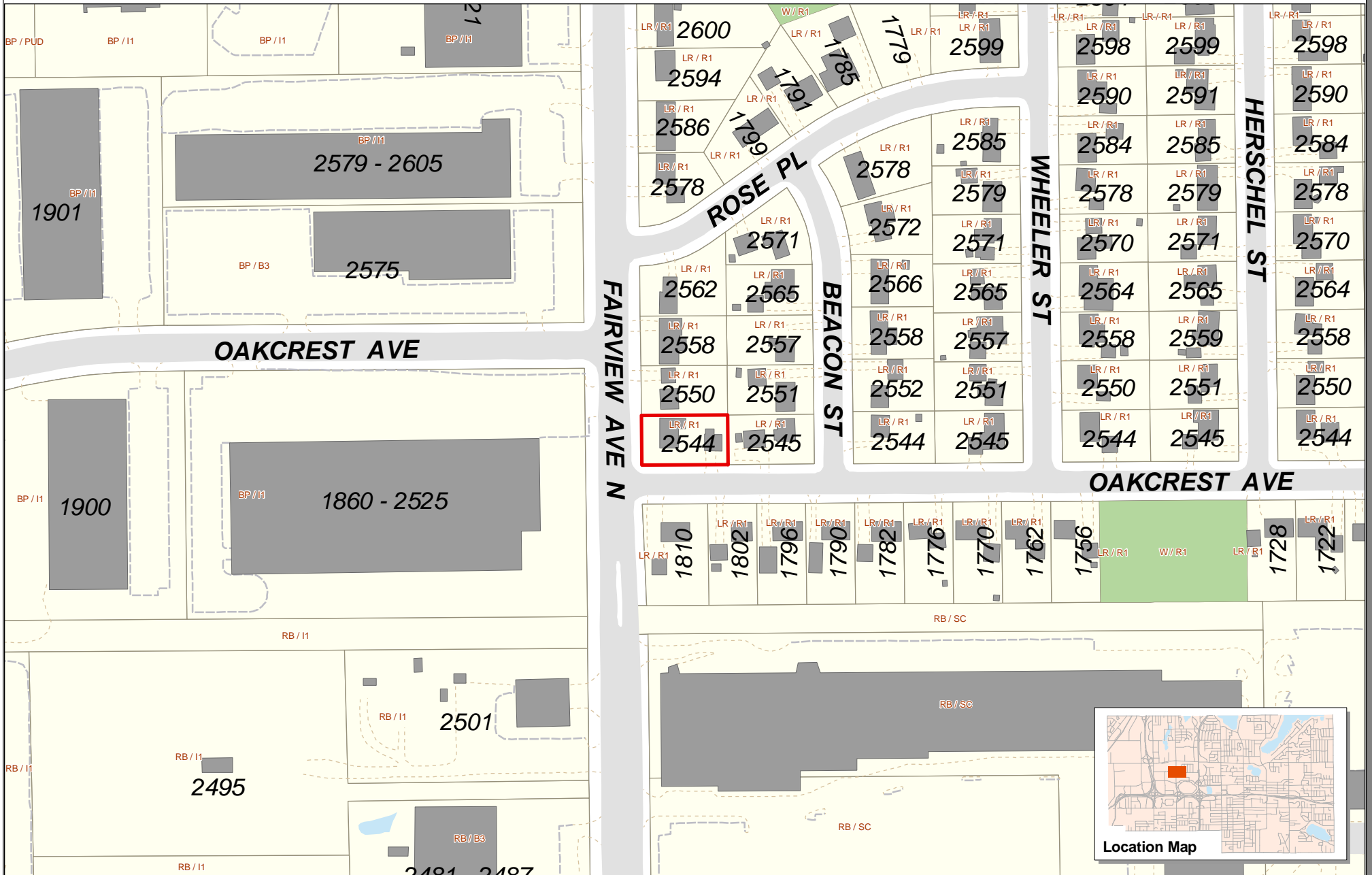
48 Direct Community Development staff to abate public nuisance violations at 2544 Fairview Avenue by
49 hiring general contractors to repair and repaint deteriorated portions of the building and garage, replace
50 rotted deck boards, remove junk and debris, and impound the vehicle.

51 The property owner will then be billed for actual and administrative costs. If charges are not paid, staff
52 is to recover costs as specified in Section 407.07B.

53 Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2544 Fairview

2544 Fairview Ave N



Prepared by:
Community Development Department
Printed: May 28, 2010



Site Location

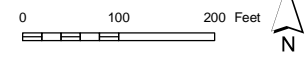
LR / R1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (5/4/2010)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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