

  
**REQUEST FOR COUNCIL ACTION**

Date: 3-28-11  
Item No.: 12.b

Department Approval

City Manager Approval



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Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 2030 Lexington Avenue.**

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1 **BACKGROUND**

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- 3 • The subject property is a single-family detached home which is utilized as rental property.
  - 4 • The current owner is Ryan Colbert who resides in Coon Rapids.
  - 5 • Current violation includes:
    - 6 • Building maintenance consisting of a leaking roof, and window trim needing repair and paint (violation of City Code Sections 906.05.C and 407.02.J).
  - 7 • A status update, including pictures, will be provided at the public hearing.

8 **POLICY OBJECTIVE**

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

20 **FINANCIAL IMPACTS**

21 City Abatement:

22 An abatement would encompass the following:

- 23
- 24 • Repair the leaking rubber roof, and repair and paint the window trim:
    - 25 ○ Approximately - \$2,000.00

26 Total: Approximately - \$2,000.00

27 In the short term, costs of the abatement will be paid out of the HRA budget, which has allocated  
28 \$100,000 for abatement activities. The property owner will then be billed for actual and administrative  
29 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be  
30 reported to Council following the abatement.

31 **STAFF RECOMMENDATION**

32 Staff recommends that the Council direct Community Development staff to abate the above referenced  
33 public nuisance violations at 2030 Lexington Avenue.

34 **REQUESTED COUNCIL ACTION**

35 Direct Community Development staff to abate the public nuisance violations at 2030 Lexington  
36 Avenue by a hiring general contractor to repair the leaking rubber roof, and repair and paint the  
37 window trim.

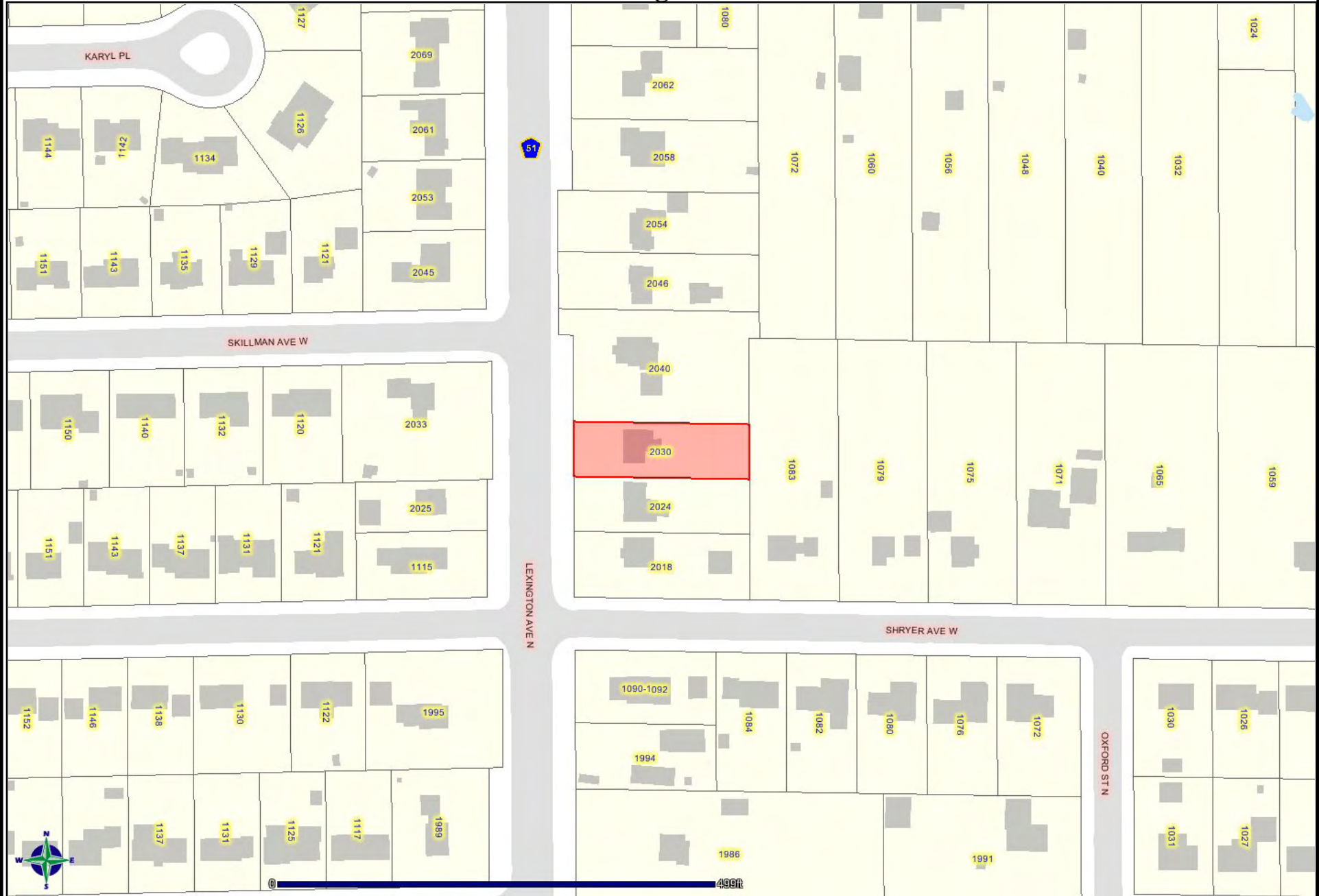
38 The property owner will then be billed for actual and administrative costs. If charges are not paid, staff  
39 is to recover costs as specified in Section 407.07B.

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Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2030 Lexington Avenue.

# 2030 Lexington Avenue



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: City of Roseville and Ramsey County, The Lawrence Group; February 28, 2011 for City of Roseville data and Ramsey County property records data, February 2011 for commercial and residential data, April