

  
**REQUEST FOR COUNCIL ACTION**

Date: 12-12-11  
Item No.: 12.h

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 1065 Ryan Avenue.**

**BACKGROUND**

- The subject property is a vacant and in foreclosure single-family detached home.
- The current owner is JP Morgan Chase Bank.
- Current violation includes:
  - Erosion control (violation of City Code Sections 803.03 & 804.04).
  - Danger to Children (violation of City Code Section 407.03.H.).
  - Junk and Debris (violation of City Code Sections 407.02.D and 407.03.H).
  - Weeds over 8 inches (violation of City Code Section 407.02.C).
  - Maintenance to Fences (violation of City Code Sections 407.02.J & K).
  - Maintenance to Structures (violation of City Code Section 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.

**FINANCIAL IMPACTS**

City Abatement:

An abatement would encompass the following:

- Establish erosion control and vegetation.
- Repair the fallen fence sections.

- 30 • Remove junk and debris.
- 31 • Cut weeds over 8”.
- 32 • Repairs to deck, gazebo, and detached accessory building.
- 33 • Drain ponds.

34 Total: Approximately - \$7,000.00

35 In the short term, costs of the abatement will be paid out of the HRA budget, which has allocated  
36 \$100,000 for abatement activities. The property owner will then be billed for actual and administrative  
37 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be  
38 reported to Council following the abatement.

39 **STAFF RECOMMENDATION**

40 Staff recommends that the Council direct Community Development staff to abate the above referenced  
41 public nuisance violations at 1065 Ryan Avenue.

42 **REQUESTED COUNCIL ACTION**

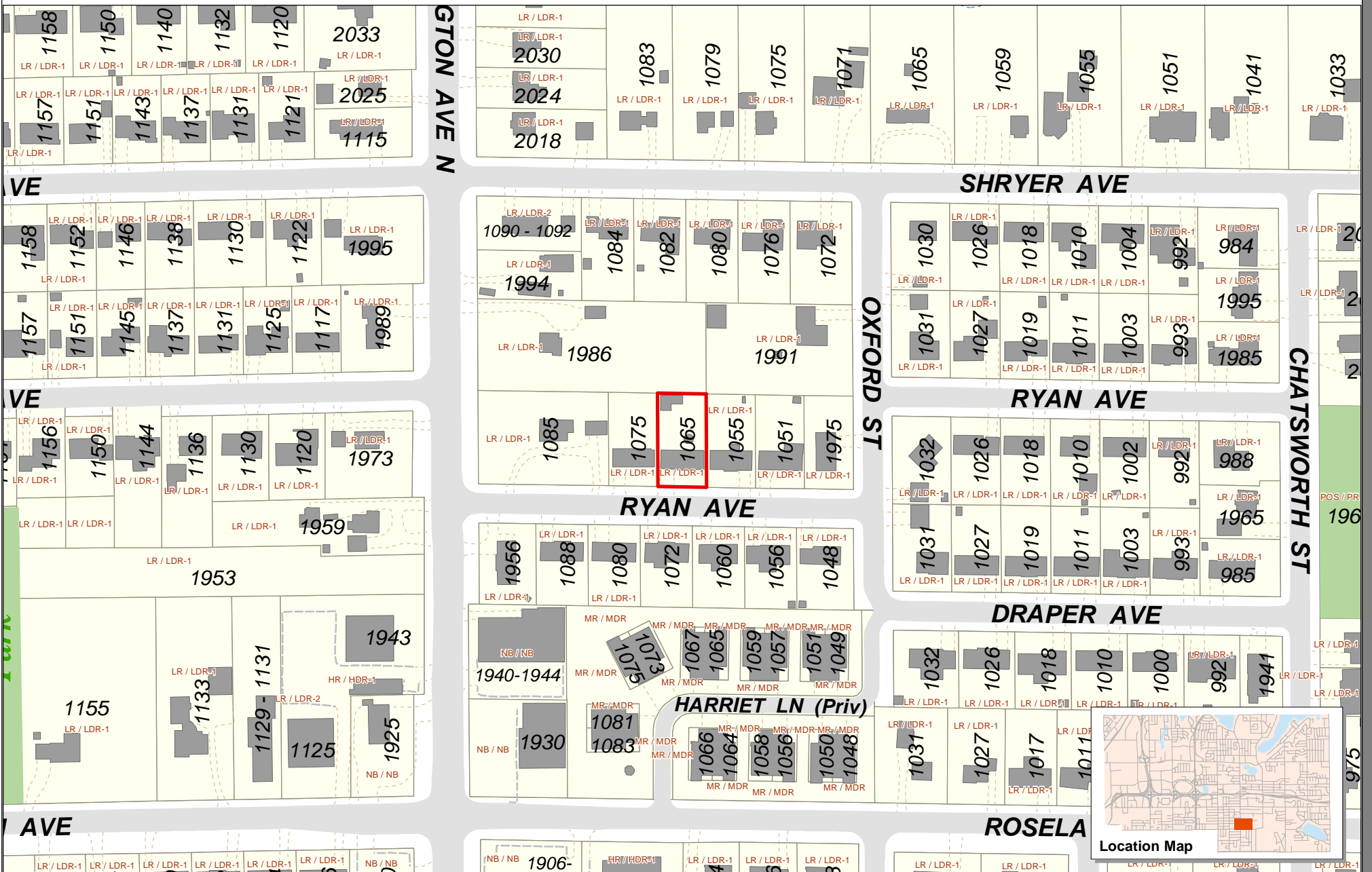
43 Direct Community Development staff to abate the public nuisance violations at 1065 Ryan Avenue by  
44 hiring a general contractor to establish erosion control and vegetation, repair fallen fence sections,  
45 remove junk and debris, cut weeds over 8”, make repairs to deck, gazebo and detached accessory  
46 building, and drain ponds.

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


49 Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 1065 Ryan Avenue.  
B: Photos

# 1065 Ryan Ave W



**ROSEVILLE**  
 Prepared by:  
 Community Development Department  
 Printed: February 23, 2011

  
**Site Location**  
 LR / R1 Comp Plan / Zoning  
 Designations

**Data Sources**  
 \* Ramsey County GIS Base Map (2/1/2011)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

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