


ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 2-28-11
Item No: 12.b

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 1430 Brenner Avenue.**

1 **BACKGROUND**

- 2 • The subject property is a single-family detached home which is vacant (elderly owner lives
3 elsewhere).
- 4 • The current owners are Leo and Evelyn Rosier.
- 5 • Current violations include:
- 6 • Roofs and soffits of vacant house and garage in significant disrepair (violation
7 of City Code Section 407.02. J & K).
- 8 • A status update, including pictures, will be provided at the public hearing.

9 **POLICY OBJECTIVE**

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

21 **FINANCIAL IMPACTS**

22 City Abatement:

23 An abatement would encompass the following:

- 24 • Perform the following work on both the house and garage: replace roof shingles and
25 rotted sheathing, repair soffits and fascia, repair window, and, paint peeling trim and
26 garage door:
- 27 ○ Approximately - \$16,000.00

28 Total: Approximately - \$16,000.00

29

30 In the short term, costs of the abatement will be paid out of the HRA budget, which has allocated
31 \$100,000 for abatement activities. The property owner will then be billed for actual and administrative
32 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be
33 reported to Council following the abatement.

34 **STAFF RECOMMENDATION**

35 Staff recommends that the Council direct Community Development staff to abate the above referenced
36 public nuisance violations at 1430 Brenner Avenue.

37 **REQUESTED COUNCIL ACTION**

38 Direct Community Development staff to abate the public nuisance violations at 1430 Brenner Avenue
39 by hiring general contractors to perform the following repairs on both the house and garage: replace
40 roof shingles and rotted sheathing, repair soffits and fascia, repair window, and, paint peeling trim and
41 garage door.

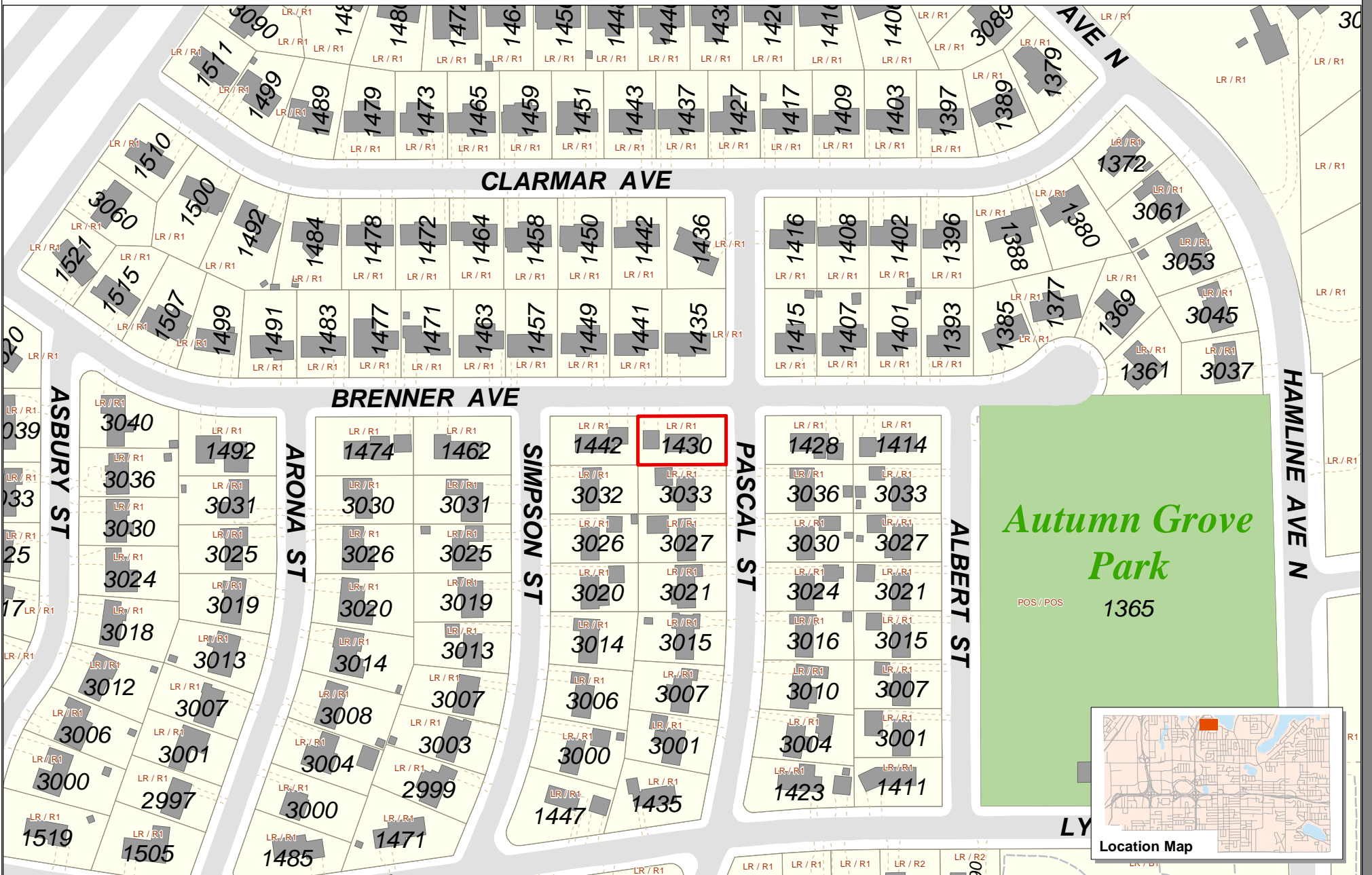
42 The property owner will then be billed for actual and administrative costs. If charges are not paid, staff
43 is to recover costs as specified in Section 407.07B.

44

Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 1430 Brenner Avenue.

1430 Brenner Ave W



Prepared by:
 Community Development Department
 Printed: October 18, 2010



Site Location

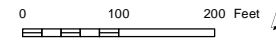
LR / R1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (10/4/2010)
 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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