

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 1-11-16
Item No.: 14.b

Department Approval



City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 185 Wewers Road**

BACKGROUND

- The subject property is a single-family detached home.
- The current owner is Catherine Carmen Thomas, who lives in Maplewood.
- Current violations include:
 - Failing paint on soffits, fascia, and gutters on both the house and the garage (violation of City Code Section 407.02.J).
 - 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:

- Repair and paint soffits, fascia, and gutters on both the house and garage: \$3,000.00
- Total: \$3,000.00

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

29 **STAFF RECOMMENDATION**

30 Staff recommends that the Council direct Community Development staff to abate the above referenced
31 the public nuisance violations at 185 Wewers Road if the owner has not corrected the violations by June
32 15th of 2016. Staff is recommending June 15th since the abatement includes painting, which is best
33 addressed in warmer weather.

34 **REQUESTED COUNCIL ACTION**

35 Direct Community Development staff to abate the public nuisance violations at 185 Wewers Road by
36 hiring a general contractor to repair and paint soffits, fascia, and gutters on both the house and garage if
37 the owner has not corrected the violations by June 15th of 2016.

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.

40

Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 185 Wewers
B: Photo



Prepared by:
Community Development Department
Printed: December 4, 2015



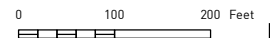
Site Location

Data Sources

* Ramsey County GIS Base Map (12/1/2015)
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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ATTACHMENT B

