

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 3-8-10
Item No.: 12.d

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 2985 Fairview Avenue**

1 **BACKGROUND**

- 2 • The subject property is a single-family detached home.
- 3 • The current owner is Harold Freeberg who lives at the property.
- 4 • Current violations include:
 - 5 • Exterior of house needs painting (Violation of City Code Section 906.05.C).
 - 6
 - 7 • Paint on exterior of home failing and peeling (Violation of City Code Section 407.02.J & K
 - 8 and 906.05.C).
 - 9
- 10 • A status update, including pictures, will be provided at the public hearing.

11 **POLICY OBJECTIVE**

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

23 **FINANCIAL IMPACTS**

24 City Abatement:

25 An abatement would encompass the following:

- 26 • Repainting sections of home with failing paint.
 - 27 ○ Approximately - \$3,500.00

28 Total: Approximately - \$3,500.00

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 2985 Fairview Avenue.

37 **REQUESTED COUNCIL ACTION**

38 Direct Community Development staff to abate public nuisance violations at 2985 Fairview Avenue by
39 hiring general contractors to repaint sections of the house.

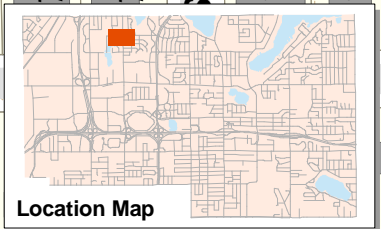
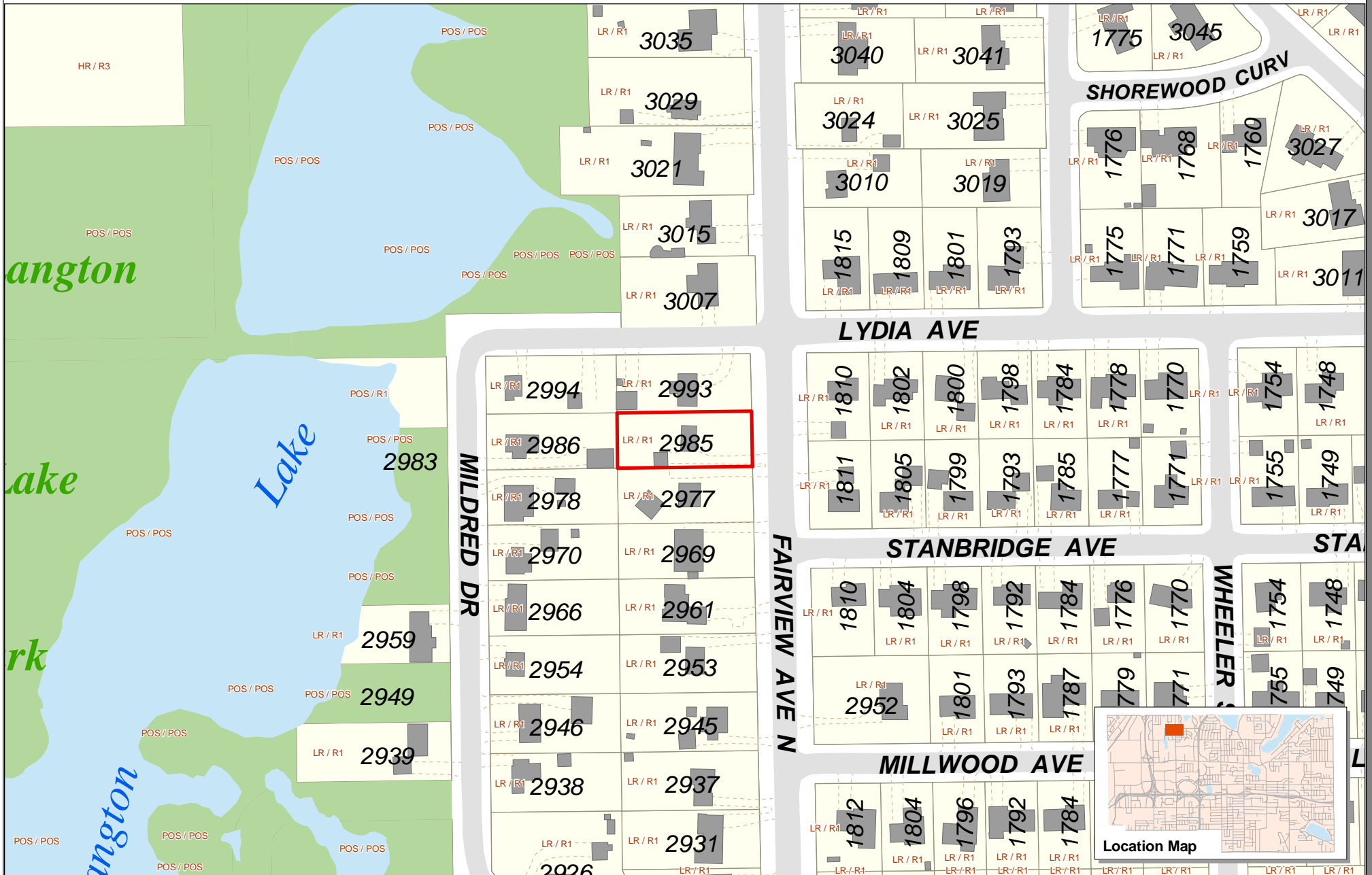
40 The property owner will then be billed for actual and administrative costs. If charges are not paid, staff
41 is to recover costs as specified in Section 407.07B.

42

Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2985 Fairview

2985 Fairview Ave N



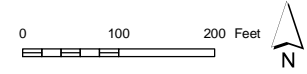
Prepared by:
Community Development Department
Printed: February 10, 2010



Site Location
LR / R1 Comp Plan / Zoning Designations

Data Sources
* Ramsey County GIS Base Map (1/4/2010)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer
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. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd