



CITY COUNCIL MEETING

AGENDA SECTION	PUBLIC HEARINGS
MEETING DATE	OCTOBER 26, 2026

ITEM:	Consideration of Appeal of Resolution 2026-50, Revocation of the License to Operate Rental Units Within the City of Columbia Heights against the Rental Property at 3957 Polk Street NE for non-compliance of the Residential Property Maintenance Codes due to persistent failure of inspections.								
<i>Presenting Item:</i> Brad Roddy, Assistant Fire Chief									
DEPARTMENT: Fire		BY/DATE: Assistant Fire Chief Brad Roddy / October 22, 2026							
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i> <table><tr><td>☐ Community that Grows with Purpose and Equity</td><td>☐ Engaged, Effective and Forward-Thinking</td></tr><tr><td>☐ High Quality Public Spaces</td><td>☐ Resilient and Prosperous Economy</td></tr><tr><td>☒ Safe, Accessible and Built for Everyone</td><td>☐ Inclusive and Connected Community</td></tr></table>				☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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BACKGROUND:

On September 7, 2026, the City received an appeal of the Council's decision on Resolution 2026-50, which revoked the rental license for the property at 3957 Polk Street NE on July 27, 2026, for noncompliance of the Residential Property Maintenance Codes due to persistent failure of inspections.

City Code Section 5A.306 Right of Appeal states, "When a person to whom a compliance order is directed alleges that such compliance order is based upon erroneous interpretation of the chapter or upon a misstatement or mistake of fact, such person may appeal."

The appeals board for Property Maintenance is the City Council of Columbia Heights.

The rental license revocation was based on uncorrected violations found on April 22, 2026, still found uncorrected after multiple re-inspections, the last one performed on July 24, 2026. The revocation was the first revocation of a rental license that the Licensee had an interest in within the past five years. The Licensee is eligible to obtain a new rental license after correcting the property maintenance violations, applying for a new rental license, and paying reinstatement fees.

SUMMARY OF CURRENT STATUS:

Following receipt of the appeal, the City initiated the required notification and inspection process in advance of City Council consideration. On 9/25/2026, a Notice of Appeal Hearing was sent to all required parties, including the license holder and occupants or tenants of the property. The notice advised the parties of the scheduled hearing and that a final pre-appeal inspection would be conducted on 10/5/2026.

On 10/5/2026, City inspectors conducted the scheduled inspection. The inspection confirmed that violations identified during the previous enforcement process remained uncorrected as of the date of the inspection.

An additional pre-council inspection was conducted on 10/19/26. The inspection confirmed that a violation identified during the previous enforcement process remained uncorrected as of the date of the inspection.

Despite the rental license being revoked on 7/27/26, no pest control service reports were received until 10/20/26, when a German Roach Plan and reports dated 5/14/26, 9/3/26, 10/9/26, and 10/15/26 were forwarded to City staff via email.

STAFF RECOMMENDATION:

Staff recommends that the City Council uphold the rental license revocation based on the continued existence of uncorrected code violations, the License Holder's failure to achieve compliance within the established timeframes, and the documented history of noncompliance despite repeated notice and opportunities to correct the violations.

RECOMMENDED MOTION:
MOTION: None.

ATTACHMENT:

2026-10-26 Council Appeal Packet Documents