

CITY OF MINNETRISTA



CITY COUNCIL WORK SESSION AGENDA ITEM

Subject: Nuisance Property Update and Discussion

Prepared By: Jasper Kruggel, City Administrator

Meeting Date: October 5, 2026

Issue: Staff would like to provide the City Council with an update on the abatement order issued on June 1, 2026, for the property at 9550 West Hill Road, and on the property located at 7501 CR 110 W.

9550 West Hill Road Overview: On June 1, 2026, the Minnetrista City Council issued an abatement order for the property at 9550 West Hill Road. The property owner was in attendance and stated that the property would be self-corrected and cleaned up by September 1, 2026. Below are links to videos captured on August 28, 2026, in connection with the criminal case pending against the property owner.

[!\[\]\(17413706fd4997a1a4bdf85c6864eee1_img.jpg\) Aug 28 exterior 2.MOV](#)

[!\[\]\(faf942dc3e59ce8eb64b4ac481eca7e0_img.jpg\) Aug 28 interior 2.MOV](#)

9550 WEST HILL ROAD



Next Steps: Staff are seeking direction from the City Council on next steps for the property at 9550 West Hill Road. The abatement order issued on June 1, 2026, allows the City to seek an administrative search warrant and abate the nuisance declared on the

Mission Statement:

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property. Because the estimated cost of the abatement exceeds the statutory bid threshold of \$175,000, the City is required to solicit formal bids. If directed to proceed, staff would develop a bid package, post and solicit bids for 21 days, and then report back to the City Council, which may accept or reject the bids.

This abatement is not currently budgeted, and fund balance would need to be used to proceed.

7501 CR 110 W Overview: Since July 2025, staff have been working with the property owners at 7501 CR 110 W to self-correct the potential nuisance. Staff informed the property owners that if significant progress was not made, the City Council would consider a potential nuisance declaration. The two videos below were taken on September 26, 2026. The Minnetrista Police Department has also identified numerous potential criminal violations on the property and is seeking direction on whether additional time should be allowed before filing criminal complaints.

 [IMG_1856.MOV](#)

 [IMG_1857.MOV](#)

7501 CR 110 W



Next Steps: Staff are seeking direction from the City Council on how to proceed with the property at 7501 CR 110 W regarding a potential nuisance declaration and criminal proceedings.

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RESOLUTION NO. 64-26

**CITY OF MINNETRISTA
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION ORDERING THE ABATEMENT OF PUBLIC NUISANCE
CONDITIONS AT 9550 WEST HILL ROAD AND AUTHORIZING RELATED LEGAL
PROCEEDINGS**

WHEREAS, the property located at 9550 West Hill Road (the “Subject Property”) is located in the City of Minnetrista (the “City”); and

WHEREAS, the Subject Property is owned by Robert Reinhart Bosma (the “Owner”); and

WHEREAS, conditions on the Subject Property have been the subject of numerous nuisance complaints over the course of several years, including complaints related to the storage of abandoned and junk vehicles and accumulations of rubbish visible from public areas; and

WHEREAS, in response to such complaints, City staff made repeated efforts to get the Owner to voluntarily bring the Subject Property into compliance with applicable code provisions and law;

WHEREAS, despite these efforts, up to and including misdemeanor and petty misdemeanor nuisance-related charges filed against the Owner on or about November 19, 2025, the Owner has not brought the Subject Property into compliance;

WHEREAS, City police and building department officials observed ongoing nuisance conditions during a thorough physical inspection of the Subject Property conducted on April 17, 2026, with consent from the Owner, including the following:

- (1) Garbage not stored in rodent free and fly-tight containers, or stored so as to emit foul and disagreeable odors, or stored so as to constitute a hazard to public health, in violation of Minnetrista Code of Ordinances (“Code”) section 1510.05, subdivision 3;
- (2) Accumulations of rubbish, such as piles of tires, wires, rusted metal, household items, batteries, logs, and miscellaneous equipment, in violation of Code section 1510.05, subdivision 4;
- (3) Accumulations of disused furniture, appliances, machinery, automobiles, trucks, buses, light and heavy equipment, boats, trailers, recreational vehicles, and any other related vehicles or equipment and parts thereof, and freight or cargo containers of any kind, which may become a harborage for rats, snakes or vermin, or which may be conducive to fire, or which endangers the health, safety or welfare of the public, or which leads to a blighting condition in a particular neighborhood, in violation of Code section 1510.05, subdivision 10;
- (4) Inoperable, partially dismantled, scrap, salvage, abandoned, and/or unregistered motor vehicles, in violation of Code sections 1510.05, subdivision 12, and 925.07;
- (5) Conditions whereby any fuel, oil, fluid, or other substance is allowed to leak from any motor vehicle and leach into the ground, in violation of Code section 1510.05, subdivision

- 14; and
- (6) Conditions which create excessive exterior storage resulting in a blighted condition of a property, or which is open and obvious to neighboring properties or to the general public from public areas, in violation of Code section 1510.05, subdivision 16;

WHEREAS, said conditions unreasonably annoy, injure, or endanger the safety, health, comfort, or repose of a considerable number of members of the public, in violation of Code section 1510.01, subdivision 1 and Minnesota Statutes section 609.74; and

WHEREAS, said conditions cause a blighted or undesirable effect on property, in violation of Code section 1510.01, subdivision 5; and

WHEREAS, a public hearing on the public nuisance conditions was held on June 1, 2026; and

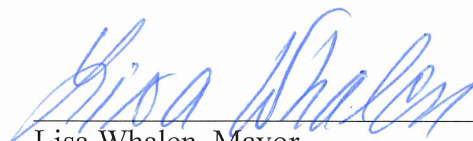
WHEREAS, based on the information presented, the City Council has determined that the condition of the Subject Property constitutes a public nuisance in violation of local and state law and, therefore, should be abated; and

WHEREAS, based on the information presented, the City Council has further determined that it is necessary and appropriate for the City to take legal action to abate the nuisance condition of the Subject Property upon the Owner's failure to do so.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, MINNESOTA:

1. The City Council adopts, as factual findings, all of the recitals listed above.
2. The City Council also finds that the condition of the Subject Property constitutes a public nuisance, as defined by both state and local law, and violates the aforementioned sections of the Code, and is a menace to the health of the inhabitants of the City.
3. The Owner is hereby ordered to abate the identified nuisance conditions at the Subject Property by September 1, 2026.
4. The City Clerk shall provide for service of a copy of this resolution upon the Owner.
5. If nuisance conditions at the Subject Property persist after September 1, 2026, the City Attorney is authorized and directed to take all necessary legal steps to bring the Subject Property into compliance with the Code, in accordance with Code section 1510.09, subdivision 5, with costs to be recovered as provided in Code section 1510.11 and other applicable law.

This resolution was adopted by the City Council of the City of Minnetrista on the 1st day of June, 2026, by a vote of 5 Ayes and 0 Nays.



Lisa Whalen, Mayor

ATTEST:



~~Ann Meyerhoff, City Clerk~~
PAULA BAUMAN, ASSISTANT CITY ADMINISTRATOR