



CITY COUNCIL AGENDA ITEM

Subject: 9550 West Hill Road Nuisance Declaration and Abatement Order

Prepared By: Jasper Kruggel, City Administrator
Sarah Sonsolla, City Attorney

Meeting Date: June 1, 2026

Issue: The City of Minnetrista is holding a public hearing related to the consideration of declaring the property located at 9550 West Hill Road a nuisance and issuing an abatement order to abate the declared nuisance.

Legal Authority:

This action is authorized under City Code Chapter 15, Section 1510 (Nuisances) and Chapter 5, Section 505.07 (Property Maintenance Standards). The City Council has authority to declare a public nuisance and order abatement following notice and a public hearing, consistent with applicable Minnesota statutory requirements.

Background – Original Violations:

On September 3, 2025, staff sent a notice letter to the property owner identifying the following three code violations and requiring correction within 45 calendar days:

1. Chapter 5, Section 505.07, Subd. 7 – Storage of Materials

Materials including junk vehicles, scrap wood, metal, appliances, and construction debris are stored outdoors in a manner inconsistent with city regulations. Outdoor storage of this type is not permitted unless properly screened and maintained per ordinance requirements.

2. Chapter 5, Section 505.07, Subd. 10 – Home Occupations

Evidence indicates a business (Westwood Tree Works) is being operated from the residential property in a manner that does not conform to permitted home occupation standards. These standards prohibit commercial activities that generate excessive traffic, require outdoor storage, or otherwise alter the residential character of the property.

3. Chapter 15, Section 1510 – Nuisances

The accumulation of debris and materials on the property constitutes a public nuisance as defined under City Code. Nuisance conditions that negatively impact surrounding properties or the public welfare must be addressed promptly.

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

Enforcement Timeline:

Date	Action
Sept. 3, 2025	Notice letter sent to property owner identifying three code violations; 45-day compliance deadline established.
Nov. 17, 2025	Staff presented matter to City Council. Due to onset of winter conditions, Council directed staff to re-evaluate in Spring 2026 but proceed with criminal charges.
Nov. 19, 2025	Criminal charges filed against the property owner for related violations. These proceedings remain pending and are independent of this civil abatement action.
Mar. 2, 2026	City Council directed staff to obtain an administrative search warrant to access and document conditions on the property.
Apr. 17, 2026	Minnetrista Police Department and Building Department conducted an on-site inspection. Current conditions were documented via body-worn cameras. Violations observed remain consistent with those identified in the original notice letter, with no material remediation having occurred.
May 18, 2026	City Council reviewed the inspection report and video documentation. Council directed staff to proceed with a nuisance declaration hearing at the June 1, 2026 meeting.

Current Conditions:

The April 17, 2026 inspection confirmed that violations identified in the September 2025 notice letter have not been abated. Outdoor storage of junk vehicles, scrap metal, wood, appliances, and construction debris remains present on the property. The property conditions documented during inspection are detailed in the attached police report and video evidence.

Note on Criminal Proceedings:

Criminal charges were filed against the property owner on November 19, 2025, and remain pending as of the date of this memo. The civil nuisance abatement process is independent of those criminal proceedings. The Council’s authority to declare a nuisance and order abatement is not contingent on the outcome of the criminal case.

Recommended City Council Action:

Staff recommend that the City Council:

- Declare the property at 9550 West Hill Road a public nuisance pursuant to City Code Chapter 15, Section 1510; and
- Issue an abatement order requiring the property owner to complete the following corrective actions no later than August 1, 2026:
 - Remove or properly screen all unauthorized outdoor storage in compliance with Section 505.07, Subd. 7(c);
 - Cease or modify any non-compliant home occupation activity in compliance with Section 505.07, Subd. 10; and

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- Abate all nuisance conditions by cleaning, organizing, or otherwise remediating the affected areas.

The attached resolution (Attachment A) has been prepared for Council consideration.

Attachments:

- Attachment A: Proposed Resolution – Nuisance Declaration and Abatement Order
- Attachment B: September 3, 2025 Notice Letter to Property Owner

Mission Statement:

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Municipal Offices
7701 County Road 110 West
Minnetrista, MN 55364-9552
Email: minnetrista@ci.minnetrista.mn.us

September 3, 2025

Robert R. Bosma
9550 West Hill Road
Minnetrista, MN 55388

RE: NOTICE OF CODE VIOLATIONS – 9550 West Hill Road, Minnetrista, MN 55388

Dear Mr. Bosma,

The City of Minnetrista is committed to maintaining the health, safety, and quality of life of our residents through the enforcement of local ordinances. As part of this responsibility, a recent complaint about the condition of your property located at **9550 West Hill Road** has revealed violations of the Minnetrista City Code.

The following code sections have been identified as being in violation:

1. Chapter 5, Section 505.07, Subd. 7 – Storage of Materials

It has been observed that materials including, but not limited to, junk vehicles, scrap wood, metal, appliances, construction debris, etc., are being stored outdoors on the premises in a manner inconsistent with city regulations. This type of outdoor storage is not permitted in the city unless it is properly screened and maintained per ordinance requirements. For a complete list of what type of outdoor storage is allowed, what must be screened, the proper type of screening, and what is not allowed for outside storage, please consult Section 505.07 Subd 7 (c) of City Code.

2. Chapter 5, Section 505.07, Subd. 10 – Home Occupations

Evidence suggests that a business is being operated at the residence that does not conform to the permitted standards for a home occupation (Westwood Tree Works). These standards restrict commercial activities from operating from residential properties that generate excessive traffic, require outdoor storage, or otherwise alter the residential character of the property.

3. Chapter 15, Section 1510 – Nuisances

Conditions on the property, including the accumulation of a large amount of debris and materials, may constitute a public nuisance as defined under City Code. Nuisances that negatively impact surrounding properties or the public welfare must be addressed promptly.

Required Corrective Actions:

You are hereby notified to bring your property into compliance with all applicable ordinances within **45 calendar days** of the date of this letter. This includes, but is not limited to:

- Removing or properly screening all unauthorized outdoor storage.
- Ceasing or modifying any non-compliant home occupation activity.
- Abating any nuisance conditions by cleaning, organizing, or otherwise remediating the affected areas.

Failure to correct these violations may result in the issuance of an abatement order or further legal action as authorized by law. Please contact the City of Minnetrista at (952) 446-1660 or via email at nolson@ci.minnetrista.mn.us to confirm your plan of corrective action or to request clarification on these violations. Thank you for your prompt attention to this matter and your cooperation in maintaining the standards of our community.

Sincerely,

Nickolas Olson

Nickolas Olson
Senior City Planner

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 August 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 August 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 _____ Ayes and _____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk