



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: December 15, 2022

Subject: Abatement of 8064 Garfield Street

Included with the packet is Resolution 22-65, which orders correction of hazardous conditions and abatement of public nuisances and safety and health hazards at 8064 Garfield Street NE.

Staff has been working to address complaints with this property since 2012. There has been no water usage on the property since 2012. Code Enforcement revoked the certificate of occupancy in 2012. After numerous unsuccessful attempts by Public Works to access the property to determine the status/condition of the water meter, water service was disconnected in 2021. The property was posted “Do Not Occupy” once water was disconnected.

The exterior of the property is in significant disrepair. Code Enforcement has identified multiple holes in the siding, soffit and fascia, some of which are large enough for a raccoon to gain entry. The roof has deteriorating shingles. In multiple locations, spray foam was used to fill gaps where the roof meets the fascia to keep animals out of the soffits. At the back of the home, water is running into the exterior walls, causing the exterior walls to rot from the inside out and weakening the loadbearing walls to create a situation of possible collapse.

After numerous attempts to contact the property owner, staff requested the City Attorney obtain an administrative search warrant to enter the property to inspect the property in connection with City ordinances, the International Property Maintenance Code and the Minnesota State Fire Code. Anoka County District Court Judge Logering issued the administrative search warrant on September 6, 2022 and Code Enforcement, with the assistance of the Spring Lake Park Police Department and SBM Fire, executed the warrant on September 12. The outcome of that inspection forms Exhibit A of the Resolution.

The Resolution orders the property owner to correct and abate the hazardous condition of 8064 Garfield Street, which could be to either raze and remove the dwelling or repair and rebuild the dwelling in accordance with law. The Resolution gives the property owner 30 days from the date of service of the order to comply. If the property owner does not comply, a motion for summary enforcement of the resolution shall be made to Anoka County District Court.

Staff recommends approval of the Resolution to protect the health, safety and welfare of not only this property but the neighborhood as a whole.

If you have any questions, please do not hesitate to contact me at 763-784-6491.