

<p><b>LAUDERDALE CITY COUNCIL MEETING AGENDA</b> <b>7:00 P.M. TUESDAY, JULY 22, 2025</b> <b>LAUDERDALE CITY HALL, 1891 WALNUT STREET</b></p>
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The City Council is meeting as a legislative body to conduct the business of the City according to Robert's Rules of Order and the Standing Rules of Order and Business of the City Council. Unless so ordered by the Mayor, citizen participation is limited to the times indicated and always within the prescribed rules of conduct for public input at meetings.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVALS**

- a. Agenda
- b. Minutes of the June 8, 2025 City Council Meeting
- c. Claims Totaling \$197,824.67

**4. CONSENT**

**5. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS**

**6. INFORMATIONAL PRESENTATIONS / REPORTS**

**7. PUBLIC HEARINGS**

Public hearings are conducted so that the public affected by a proposal may have input into the decision. During hearings all affected residents will be given an opportunity to speak pursuant to the Robert's Rules of Order and the standing rules of order and business of the City Council.

**8. DISCUSSION / ACTION ITEM**

- a. Resolution No. 072225A – A Resolution Ordering the Abatement of Hazardous Property and Public Nuisance Conditions at 1852 Carl Street

**9. ITEMS REMOVED FROM THE CONSENT AGENDA**

**10. ADDITIONAL ITEMS**

**11. SET AGENDA FOR NEXT MEETING**

- a. June Financial Report
- b. Quarterly Investment Report

**12. WORK SESSION**

- a. Community Development Updates
- b. Opportunity for the Public to Address the City Council

Any member of the public may speak at this time on any item not on the agenda. In consideration for the public attending the meeting, this portion of the meeting will be limited to fifteen (15) minutes.

Individuals are requested to limit their comments to three (3) minutes or less. If the majority of the Council determines that additional time on a specific issue is warranted, then discussion on that issue shall be continued at the end of the agenda. Before addressing the City Council, members of the public are asked to step up to the microphone, give their name, address, and state the subject to be discussed. All remarks shall be addressed to the Council as a whole and not to any member thereof. No person other than members of the Council and the person having the floor shall be permitted to enter any discussion without permission of the presiding officer.

Your participation, as prescribed by the Robert's Rules of Order and the standing rules of order and business of the City Council, is welcomed and your cooperation is greatly appreciated.

### 13. **ADJOURNMENT**

#### **You are invited to a Zoom webinar!**

When: Jul 22, 2025 07:00 PM Central Time (US and Canada)

Topic: July 22, 2025 Lauderdale City Council Webinar

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88405825788?pwd=qPYgMlW1bw3ZTJiSZb13ZabOqLDmD3.1>

Passcode:186755

Join via audio:

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

Webinar ID: 884 0582 5788

Passcode: 186755

International numbers available: <https://us02web.zoom.us/j/kdBknECXLk>

LAUDERDALE CITY COUNCIL  
MEETING MINUTES  
Lauderdale City Hall  
1891 Walnut Street  
Lauderdale, MN 55113

Page 1 of 3

July 8, 2025

**Call to Order**

Mayor Gaasch called the Regular City Council meeting to order at 7:04 p.m.

**Roll Call**

Councilors present: Evan Sayre, Sharon Kelly Duane Pulford, Jeff Dains, and Mayor Mary Gaasch. Councilors absent: None.

Staff present: Heather Butkowski, City Administrator; Jim Bownik, Assistant to the City Administrator; and Miles Cline, Deputy City Clerk.

**Approvals**

Mayor Gaasch asked if there were any additions to the meeting agenda. There being none, Councilor Kelly moved and seconded by Councilor Dains to approve the agenda. Motion carried unanimously.

Mayor Gaasch asked if there were corrections to the minutes of the June 10, 2025, City Council meeting. There being none, Councilor Sayre moved and seconded by Councilor Dains to approve the June 10, 2025, City Council meeting minutes. Motion carried unanimously.

Mayor Gaasch asked if there were corrections to the minutes of the June 23, 2025, Emergency City Council meeting. There being none, Councilor Pulford moved and seconded by Councilor Kelly to approve the June 23, 2025, City Council meeting minutes. Motion carried unanimously.

Mayor Gaasch asked if there were any questions on the claims. There being none, Councilor Dains moved and seconded by Councilor Kelly to approve the claims totaling \$78,999.29. Motion carried unanimously.

**Consent**

Councilor Kelly moved and seconded by Councilor Pulford to approve the Consent Agenda thereby approving the Day in the Park performance agreement with Lazy Does It Band, a memorandum of agreement with Ramsey County Parks and Recreation—Soil and Water Conservation District for the treatment of Japanese Knotweed, and acknowledging the May financial report.

**Informational Presentations/Reports**

A. 2026 TH280 Improvements, MNDOT Area Engineer Chris Bower  
Chris Bower, North Area Engineer for MnDOT, presented the plans for reconstructing TH280 in 2026. After concluding his PowerPoint presentation, he answered questions from the Council.

LAUDERDALE CITY COUNCIL  
MEETING MINUTES  
Lauderdale City Hall  
1891 Walnut Street  
Lauderdale, MN 55113

Page 2 of 3

July 8, 2025

**B. Day in the Park Update**

Assistant to the City Administrator Bownik gave an update on the food, games, music, and events that will take place at Lauderdale's annual Day in the Park event. The event will take place on Thursday, July 10 from 5:00 – 8:00 p.m. at Lauderdale Community Park.

**Public Hearings**

A. Ordinance No. 25-01: Franchise Extension Agreement with Comcast of Minnesota, Inc.  
Butkowski explained that the most recent franchise agreement with Comcast was approved by the City Council in 2017. It was drafted as an ordinance, so it is available on the City's website available for reference. It is under Title 3 of the Code of Ordinances. The original contract was good, and the ability to extend it for another five years is great. Prior to approval of the franchise ordinance, the City Council must hold a public hearing. Notice of the proposed ordinance was posted at least ten days in advance as required by state law. Unless the Council proposes amendments to the ordinance after the public hearing, it is ready for adoption.

Mayor Gaasch opened the floor to those interested in addressing the Council at 7:39 p.m.

There being nobody else interested in speaking, Mayor Gaasch closed the floor at 7:40 p.m.

Councilor Pulford made a motion to adopt Ordinance No. 25-01 Franchise Extension Agreement as presented. This was seconded by Councilor Sayre and carried unanimously.

**B. Resolution No. 070825A – A Resolution Authorizing Publication of Ordinance No. 25-01 by Title and Summary**

Councilor Kelly made a motion to adopt Resolution No. 070825A Authorizing Publication of Ordinance No. 25-01 by Title and Summary. This was seconded by Councilor Pulford and carried unanimously.

**Discussion/Action Item**

**A. High Density Residential – Conservation Ordinance Review**

Mayor Gaasch asked staff to invite Jennifer Haskamp, the City's consulting planner, to attend the meeting. Haskamp drafted the City's High Density Residential – Conservation (HDR-C) ordinance. The HDR-C zoning covers Luther Seminary's property in Lauderdale that is for sale. The area is commonly referred to as "Breck Woods." The purpose of the discussion was to revisit the ordinance ahead of the July 16 open house being hosted by Lifestyle Communities.

**Set Agenda for Next Meeting**

Butkowski stated that the July 22 Council meeting agenda will be formatted for the next meeting.



LAUDERDALE CITY COUNCIL  
MEETING MINUTES  
Lauderdale City Hall  
1891 Walnut Street  
Lauderdale, MN 55113

Page 3 of 3

July 8, 2025

**Work Session**

A. Community Development Update

Butkowski shared that the sinkhole has been repaired. She also said that the SAPD released a video on the topics of speeding and stopping at regulatory signs per staff's request.

Mayor Gaasch said she and other council members recently attended a League of Minnesota Cities conference in Duluth. She also clarified that the City has no regulatory control over how the University of Minnesota disposes of the Les Bolstad Golf Course and what its future use is.

B. Opportunity for the Public to Address the City Council

Mayor Gaasch opened the floor to those interested in addressing the Council.

Ashley Mellgren, 1807 Pleasant Street, stated that she would like to see more trees planted in the sunnier areas of the parks, especially around the playgrounds and the tennis courts.

There being nobody else interested in speaking, Mayor Gaasch closed the floor.

**Adjournment**

Councilor Kelly moved and seconded by Councilor Dains to adjourn the meeting at 9:06 p.m.  
Motion carried unanimously.

Respectfully submitted,



Miles Cline  
Deputy City Clerk



CITY OF LAUDERDALE  
LAUDERDALE CITY HALL  
1891 WALNUT STREET  
LAUDERDALE, MN 55113  
651-792-7650  
651-631-2066 FAX

### **Request for Council Action**

**To:** Mayor and City Council  
**From:** City Administrator  
**Meeting Date:** July 22, 2025  
**Subject:** List of Claims

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The claims totaling \$197,824.67 are provided for City Council review and approval that includes check numbers 29477 to 29500.

# Accounts Payable

## Checks by Date - Detail by Check Date

User: miles.cline  
Printed: 7/16/2025 4:18 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
ACH	34	AFSCME MN Council 5 PR Batch 51500.07.2025 Union Dues	07/18/2025 PR Batch 51500.07.2025 Uni	249.92
Total for this ACH Check for Vendor 34:				249.92
ACH	389	BCBSM Inc PR Batch 51500.07.2025 Vision Insurance	07/18/2025 PR Batch 51500.07.2025 Visi	12.82
Total for this ACH Check for Vendor 389:				12.82
ACH	415	Securian Life Insurance Company PR Batch 51500.07.2025 Life Insurance	07/18/2025 PR Batch 51500.07.2025 Life	229.23
Total for this ACH Check for Vendor 415:				229.23
ACH	423	Madison National Life Ins Co Inc PR Batch 51500.07.2025 Short Term Disability PR Batch 51500.07.2025 Long Term Disability	07/18/2025 PR Batch 51500.07.2025 Sho PR Batch 51500.07.2025 Lon	93.64 101.65
Total for this ACH Check for Vendor 423:				195.29
ACH	43	Public Employees Retirement Association PR Batch 51500.07.2025 PERA Coordinated PR Batch 51500.07.2025 PERA Coordinated	07/18/2025 PR Batch 51500.07.2025 PER PR Batch 51500.07.2025 PER	1,173.75 1,354.33
Total for this ACH Check for Vendor 43:				2,528.08
ACH	44	Minnesota Department of Revenue PR Batch 51500.07.2025 State Income Tax	07/18/2025 PR Batch 51500.07.2025 Stat	842.81
Total for this ACH Check for Vendor 44:				842.81
ACH	45	ICMA Retirement Corporation PR Batch 51500.07.2025 Deferred Comp PR Batch 51500.07.2025 Deferred Comp	07/18/2025 PR Batch 51500.07.2025 Defi PR Batch 51500.07.2025 Defi	1,782.87 1,087.30
Total for this ACH Check for Vendor 45:				2,870.17
ACH	46	Internal Revenue Service PR Batch 51500.07.2025 Federal Income Tax PR Batch 51500.07.2025 FICA Employer Portio PR Batch 51500.07.2025 Medicare Employer Po PR Batch 51500.07.2025 FICA Employee Portio PR Batch 51500.07.2025 Medicare Employee Pc	07/18/2025 PR Batch 51500.07.2025 Fed PR Batch 51500.07.2025 FIC. PR Batch 51500.07.2025 Me PR Batch 51500.07.2025 FIC. PR Batch 51500.07.2025 Me	2,243.52 1,328.62 310.77 1,328.62 310.77
Total for this ACH Check for Vendor 46:				5,522.30
Total for 7/18/2025:				12,450.62
29477	33	City of Falcon Heights	07/22/2025	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	25-02	Snow Plowing January 1 - April 15, 2025		12,765.35
			Total for Check Number 29477:	12,765.35
29478	29 4595	City of St Anthony June Police Services	07/22/2025	87,704.42
			Total for Check Number 29478:	87,704.42
29479	192 245455831	Comcast Holdings Corporation July Internet	07/22/2025	413.00
			Total for Check Number 29479:	413.00
29480	25 EMCOM-012602 EMCOM-012617 EMCOM-012634	County of Ramsey June Fleet Support June 911 Dispatch Services June CAD Services	07/22/2025	6.24 553.67 83.17
			Total for Check Number 29480:	643.08
29481	25 PRRRV-003592	County of Ramsey 2025 Election Services	07/22/2025	2,658.00
			Total for Check Number 29481:	2,658.00
29482	381 9231	Davis Lock & Safe 1852 Carl Street Keys	07/22/2025	309.00
			Total for Check Number 29482:	309.00
29483	455 E-5307	Dusty's Drain Cleaning Lining Drain to City Sewer - 1793 Pleasant Stree	07/22/2025	4,715.03
			Total for Check Number 29483:	4,715.03
29484	294 1704	Goodmanson Construction Inc Sinkhole/ Storm Sewer Repairs	07/22/2025	15,230.91
			Total for Check Number 29484:	15,230.91
29485	134 00157	Katrina Joseph June Legal Services	07/22/2025	925.00
			Total for Check Number 29485:	925.00
29486	31 188541 188541	Kennedy & Graven Chartered June Legal Services 1852 Carl Street Hazardous Building	07/22/2025	1,033.70 400.00
			Total for Check Number 29486:	1,433.70
29487	185 072025 072025 072025	Lauderdale Certified Auto Repair Inc June Fuel June Fuel June Fuel	07/22/2025	18.71 87.34 18.71
			Total for Check Number 29487:	124.76
29488	78 WC25-26 WC25-26 WC25-26	League of Minnesota Cities Insurance Trust 2025-2026 Work Comp Insurance 2025-2026 Work Comp Insurance 2025-2026 Work Comp Insurance	07/22/2025	1,213.88 26.96 947.67

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	WC25-26	2025-2026 Work Comp Insurance		90.53
	WC25-26	2025-2026 Work Comp Insurance		142.13
	WC25-26	2025-2026 Work Comp Insurance		1,760.29
	WC25-26	2025-2026 Work Comp Insurance		1,449.86
	WC25-26	2025-2026 Work Comp Insurance		2,197.10
	WC25-26	2025-2026 Work Comp Insurance		81.58
Total for Check Number 29488:				7,910.00
29489	387	Metro-INET	07/22/2025	
	2818	July IT/Phone		1,874.12
	2818	July IT/Phone		624.71
	2818	July IT/Phone		315.17
Total for Check Number 29489:				2,814.00
29490	24	Metropolitan Council Environmental Serv	07/22/2025	
	0001190655	August Waste Water		14,836.69
Total for Check Number 29490:				14,836.69
29491	79	Minnesota Department of Labor & Industry	07/22/2025	
	JUNE1230252025	2Q2025 Surcharge Report		366.33
Total for Check Number 29491:				366.33
29492	12	NineNorth	07/22/2025	
	2025-098	June Virtual Meeting Charge		105.00
	2025-098	June Webstreaming & Archiving		132.00
	2025-098	June Virtual Meeting Productions		323.00
Total for Check Number 29492:				560.00
29493	84	North Star Bank Cardmember Services	07/22/2025	
	072025	Jump City - Bounce House		577.03
	072025	MCFOA Membership - MC		50.00
	072025	June Costco Fuel		36.84
	072025	Tapco - Spinning Reflective Markers for Stop Si		766.21
	072025	July Pioneer Press		14.00
	072025	Points Redeemed for Statement Credit		-100.00
	072025	Amazon - Speed Limit Signs		28.17
	072025	Costco - DIP Supplies		187.09
	072025	Amazon - Sprinkler Pollinator Garden		7.44
	072025	Amazon - Seed Envelopes for DIP		7.58
	072025	June Costco Fuel		171.91
	072025	Amazon - Seeds for DIP		55.25
	072025	June Costco Fuel		36.84
	072025	Test Payment for Stripe		1.00
	072025	MCFOA Membership - JB		50.00
	072025	June Pioneer Press		14.00
	072025	MCFOA Membership - HB		50.00
	072025	Amazon - Garden Hose for Pollinator Garden		32.45
Total for Check Number 29493:				1,985.81
29494	10	On Site Sanitation Inc	07/22/2025	
	0001918584	07/05/2025 - 08/01/2025 Park Portable Restroom		320.00
	0001923093	07/10/2025 - 07/11/2025 Park Portable Restroom		75.00
Total for Check Number 29494:				395.00
29495	5	Premium Waters Inc	07/22/2025	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	619861-06-25	June Water Service		28.28
			Total for Check Number 29495:	28.28
29496	356	Rum River Ventures LLC	07/22/2025	
	989	May - June 2025 Contract Building Inspection S		9,576.92
	989	Jan - June Rental Insp		14,456.25
	989	1852 Carl Hazard Building Inspection		688.50
			Total for Check Number 29496:	24,721.67
29497	162	Swanson Haskamp Consulting, LLC	07/22/2025	
	1492	January 2025 - June 2025 General Planning Serv		3,307.50
	1493	Luther Seminary Site		284.00
			Total for Check Number 29497:	3,591.50
29498	90	Verizon Wireless	07/22/2025	
	6117394122	June Cell Phone		41.40
	6117394122	June Cell Phone		41.40
	6117394122	June Cell Phone		82.80
			Total for Check Number 29498:	165.60
29499	425	Vestis	07/22/2025	
	2500724663	July Uniforms		23.75
	2500724663	July Uniforms		23.74
	2500730581	July Uniforms		23.75
	2500730581	July Uniforms		23.74
			Total for Check Number 29499:	94.98
29500	74	Xcel Energy	07/22/2025	
	934093716	2430 Larpenteur Avenue W		10.52
	934160598	Larpenteur Bridge Lights		49.49
	934432844	June Street Lighting		531.05
	934483957	Larpenteur Avenue		41.30
	934637336	1891 Walnut Street		214.68
	934637336	1891 Walnut Street		29.18
	934863804	1917 Walnut Street		22.35
	934863804	1885 Fulham Street		19.70
	934863804	1917 Walnut Street		19.60
	934863804	1885 Fulham Street		44.07
			Total for Check Number 29500:	981.94
			Total for 7/22/2025:	185,374.05
			Report Total (32 checks):	197,824.67



## LAUDERDALE COUNCIL ACTION FORM

**Meeting Date** July 22, 2025 **Agenda Item** 1852 Carl Street

### Action Requested

Consent	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Discussion	<input checked="" type="checkbox"/>
Action	<input checked="" type="checkbox"/>	Resolution	<input checked="" type="checkbox"/>	Work Session	<input type="checkbox"/>

### DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Please see attached documents from the city attorney and building official regarding the condition of 1852 Carl Street. City Attorney Ron Batty and Rum River Senior Advisor Carri Levitski will attend the session to explain the hazardous structure ordinance and answer questions of the Council. The recommendation is to adopt the following resolution.

### STAFF RECOMMENDATION:

**CITY COUNCIL STAFF REPORT**  
Meeting Date July 22, 2025

**TO:** Mayor and Members of the City Council

**THROUGH:** Heather Butkowski, City Administrator

**FROM:** Ron Batty, City Attorney

**AGENDA ITEM:** Resolution Ordering the Abatement of Hazardous Property and Public Nuisance Conditions at 1852 Carl Street

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**Summary:**

The subject property (the "Property") is located at 1852 Carl Street and contains a single-family dwelling (the "Dwelling") and a detached garage (the "Garage"). The Property is owned by Thomas Johnston (the "Owner") and is currently unoccupied. The Property sustained tree damage in early 2021, which was never repaired. That exposed the Dwelling to the elements and has resulted in serious and dangerous conditions on the Property.

On June 13, 2025, city staff performed an inspection of the Property, including inspection of the inside of the Dwelling and the Garage. Following the inspection, the City's building official, Andy Schreder, deemed the Property hazardous, structurally unsound, and unsafe to enter. The building official and city staff believe the hazardous and nuisance conditions on the Property must be abated.

**Background**

In early 2021, a tree fell on the roof and side of the Dwelling, causing damage to the siding and the roof. The Owner did not remove the tree or repair the damage. The tree was eventually removed by the City via petition and waiver agreement in October of 2021.

The owner failed to perform any repairs on the house subsequent to the removal of the tree and city staff and neighbors have observed the Dwelling fall into a state of disrepair.

Rum River Consultants performed an inspection of the Property from the public right-of-way in June of 2023. The inspection noted that there were multiple code violations existing on the Property. A letter was sent to the Owner in July of 2023 informing him of the violations. A subsequent inspection in September of 2023 showed that the violations continued to exist on the Property. A citation was issued for the existing code violations in October of 2023. The Owner has not responded to any of the letters sent by Rum River Consultants.

Staff's attempts to reach the Owner via phone and U.S. mail have been unsuccessful. Staff discovered that water service to the Property was turned off in September of 2021.

In May of 2025, the City applied for and was granted an administrative search warrant to inspect the Property, including the exterior and interior of the Dwelling and the Garage. On June 13, 2025, several staff members performed an inspection of the Property, including attempting to enter the Dwelling and the Garage. The inspection revealed that the Dwelling and the Garage are



structurally unsound, unsafe to enter, and hazardous. Specifically, the inspection found that there are holes and openings in several areas of the roof of the Dwelling, leaving the attic and interior exposed to the elements. Due to this exposure, there is mold and moss growing inside the Dwelling. The ceilings of the second floor have collapsed, leaving the upper floor framing exposed. The inspection also found that the Dwelling has a large accumulation of debris, which makes it impossible to enter the Dwelling from the front door. Further, the inspection found that the Garage is filled with junk and debris and the roof is damaged, allowing for water intrusion and mold growth.

Due to the hazardous and structurally unsafe condition of the Property, the building official has deemed it a hazardous property as defined by state law. The hazardous conditions must be abated by repairing each and every item included in the Abatement Order regarding the Dwelling and the Garage or those structures must be razed. In addition, all junk, debris and other material on the Property must be removed.

**Recommended Action:**

Motion to approve the Resolution Ordering the Abatement of Hazardous Property and Public Nuisance Conditions Existing at 1852 Carl Street.

**Additional Documents:**

1. Abatement Resolution with Abatement Order
2. Inspection Report

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NO. 072225A**

**CITY OF LAUDERDALE  
COUNTY OF RAMSEY  
STATE OF MINNESOTA**

**RESOLUTION ORDERING THE ABATEMENT OF HAZARDOUS PROPERTY AND  
PUBLIC NUISANCE CONDITIONS AT 1852 CARL STREET**

**WHEREAS**, the real property located at 1852 Carl Street and legally described on Exhibit A attached to this Resolution (the “Property”) is a single-family residential property in Lauderdale, Minnesota; and

**WHEREAS**, the Property is currently owned by Thomas William Johnston (the “Owner”); and

**WHEREAS**, there are no other known owners, owners of record, or lienholders of record related to the Property; and

**WHEREAS**, the Property is improved with a two-story single-family home (the “Dwelling”) and a detached garage (the “Garage”); and

**WHEREAS**, in early 2021 a tree fell on the Dwelling, damaging the siding and a portion of the roof; and

**WHEREAS**, the Owner failed to remove the fallen tree and it was removed by the City of Lauderdale (“City”) via a petition and waiver agreement in October of 2021; and

**WHEREAS**, the Owner failed to perform any repairs on the Dwelling subsequent to the removal of the fallen tree, which resulted in exposure to the elements and additional damage to the Dwelling; and

**WHEREAS**, in May of 2025 the City obtained an administrative search warrant to enter and inspect the Property, including the interior and exterior of the Dwelling and Garage; and

**WHEREAS**, on June 13, 2025, an inspection team consisting of Andy Schreder, Lauderdale Building Official; Carri Levitski, Senior Advisor; Carissa Kranz, Community Development Lead; Heather Butkowski, Lauderdale City Administrator; and Brandon Hess, St. Anthony Police Officer, entered the Property and inspected the Dwelling and Garage; and

**WHEREAS**, the inspection revealed the following conditions:

- (i) the Dwelling’s roof sustained damage when a tree fell on it in early 2021;
- (ii) the damage was never repaired;

- (iii) the Dwelling's roof, soffit and fascia have several openings and the roof has missing shingles, leaving the attic exposed;
- (iv) the interior of the Dwelling has been exposed to the elements for several years and there is moss and mold growing inside the Dwelling;
- (v) the ceilings in the Dwelling have collapsed, leaving the upper floor framing exposed;
- (vi) the interior of the Dwelling has a large accumulation of rubbish and household contents, blocking ingress and egress from the Dwelling;
- (vii) the Dwelling is unsafe to enter due to structural instability and interior clutter;
- (viii) the Garage is filled with junk and debris;
- (ix) the roof of the Garage is damaged, allowing for water intrusion and mold growth in the ceiling and sheathing;
- (x) the yard of the Property is littered with tree debris, junk, and overgrown vegetation;
- (xi) there is a deteriorating wooden fence on the Property that is leaning inward;
- (xii) neighbors have reported a rodent infestation at the Property; and
- (xiii) the gas meter is still active, but the electrical meter is inactive; and
- (xiv) the water service was disconnected in September of 2021; and

**WHEREAS**, the City and its Building Official from Rum River Consultants, have made multiple attempts to contact the Owner, including issuing a code violation letter based on the Property conditions in October of 2023; and

**WHEREAS**, the Owner has not responded to multiple attempted contacts via both U.S. mail and telephone; and

**WHEREAS**, Minnesota Statutes, Section 463.15, subdivision 3 defines a "hazardous building or hazardous property" as "any building or property, which because of inadequate maintenance, dilapidation, physical damage, unsanitary condition or abandonment, constitutes a fire hazard or a hazard to public safety or health;" and

**WHEREAS**, section 4-6-17 of the Lauderdale City Code defines any structure that has "... been so poorly maintained that their physical condition and appearance detract from the surrounding neighborhood..." a public nuisance; and

**WHEREAS**, Minnesota Statutes, Sections 463.16 and 463.17, in addition to the Lauderdale City Code, section 4-6-19 (3), authorize the City Council to order the owner of any hazardous building or property within the City to remove the hazardous conditions of the building or property or to raze or remove the building; and

**WHEREAS**, Minnesota Statutes, Section 463.17, subdivision 2 states the order shall be served upon the owner of record, or the owner's agent if an agent is in charge of the building or property, and upon the occupying tenant, if there is one, and upon all lienholders of record, in the manner provided for service of a summons in a civil action.; and

**WHEREAS**, Minnesota Statutes, Section 463.17, subdivision 2 authorizes the City, if the owner of a hazardous property cannot be found, to effectuate service upon the owner by posting such order at the main entrance to the building and by four weeks' publication in the official newspaper of the City if it has one, otherwise in a legal newspaper in the county; and

**WHEREAS**, Minnesota Statutes, Section 463.161 authorizes a city to correct or remove a hazardous condition of any hazardous property or building if the owner of record fails to do so after a reasonable time and the district court enters a judgment sustaining the city's order; and

**WHEREAS**, Minnesota Statutes, section 609.74 and the Lauderdale City Code, section 4-6-17, deem it a public nuisance to maintain a hazardous building or property in violation of state law or City Code; and

**WHEREAS**, based on the inspection of the Property conducted on June 13, 2025, the Lauderdale Building Official has determined that the nuisance and hazardous conditions on the Property create a significant danger of fire, collapse, risk of injury, and appearance of dilapidation and blight on Carl Street; and

**WHEREAS**, based on the inspection of the Property conducted on June 13, 2025, the Lauderdale Building Official has determined that the nuisance and hazardous conditions on the Property must be abated by repairing the Dwelling and Garage or razing them and removing all junk, debris and materials from the Property; and

**WHEREAS**, Lauderdale City Code authorizes the City Council to abate public nuisances; and

**WHEREAS**, the hazardous, unsafe, and nuisance conditions persist at the Property; and

**WHEREAS**, the City Council of the City of Lauderdale finds that the condition of the Property, as summarized in this Resolution and detailed in the inspection report of the Building Official attached hereto as Attachment B, is hazardous, unsafe, a danger to the health, safety, and general welfare of the residents of the City, and a public nuisance, and therefore, said conditions must be abated in accordance with applicable state and local laws.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Lauderdale as follows:

1. The City Council adopts, as factual findings, all of the above recitals.

2. Based on the aforementioned findings and the professional opinion of the City's Building Official, the Property is hereby deemed hazardous, as that term is defined by Minnesota Statutes, Section 463.15 because the conditions described above present serious dangers to public health and safety.
3. The Property is hereby deemed unsafe, as that term is defined by Minnesota Rules, Section 1300.0180 based upon the professional opinion of the City's Building Official, because there is a strong likelihood that it can lead to harm to human life.
4. The condition of the Property also constitutes a public nuisance within the meaning of Minnesota Statutes, Section 609.74, Minnesota Rules, Section 1300.0180, and Title 4 of the Lauderdale City Code, because the conditions described above threaten the public peace, health, safety or sanitary condition of the City, are offensive, and have a blighting influence on the community.
5. The City Attorney shall prepare an Abatement order substantially similar to that attached hereto as Attachment A (the "Abatement Order").
6. The City Attorney and City staff are authorized to take all necessary legal steps to effectuate service of this Resolution and the Abatement Order in the manner required by state or local law, including by posting the Abatement Order at the main entrance of the Dwelling and by four weeks' publication in the official newspaper of the City or in a legal newspaper in the county.
7. City staff and consultants are further authorized to take all necessary steps to secure compliance with the requirements contained in the attached Abatement Order and may further effectuate the repair and abatement of the hazardous and nuisance conditions on the Property by court order or contract and shall subsequently facilitate assessment of the costs thereof against the Property in accordance with state and local laws.

Adopted this 22nd day of July, 2025.

\_\_\_\_\_  
Mary Gaasch, Mayor

Attest:

(SEAL)

\_\_\_\_\_  
Heather Butkowski, City Administrator-Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Member \_\_\_\_\_ upon vote being taken thereon, the following voted in favor thereof:

Members \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.

And the following voted against same: \_\_\_\_\_

Absent: \_\_\_\_\_

Whereupon said resolution was declared duly passed.

**EXHIBIT A**  
**Legal Description of Property**

The North ½ of Lot 27, Block 3, Rose Hill Addition, and

Lot 28, Block 3, Rose Hill Addition,

All in Ramsey County, Minnesota.

**ATTACHMENT A  
ABATEMENT ORDER**

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Court File Number 62-CV-25-3825

Case Type: Other Civil

\_\_\_\_\_  
City of Lauderdale

vs.

Thomas William Johnston  
\_\_\_\_\_

**ORDER FOR ABATEMENT OF  
A HAZARDOUS PROPERTY**

TO: All owners, occupants, and lienholders of record.

The City Council of the City of Lauderdale (“City”) orders that within 21 days of service of this Abatement Order you abate the hazardous and nuisance conditions which currently exist on the property located at 1852 Carl Street, Lauderdale, Minnesota, which property is legally described on Exhibit A attached to this Abatement Order (the “Property”), including those related to the residential dwelling (the “Dwelling”) and detached garage (the “Garage”) located on the Property.

As further detailed in this abatement order, such abatement shall occur by repairing each and every item listed herein or by demolishing and removing the Dwelling and Garage in their entirety and removing all remaining junk, debris and materials from the Property.

The City obtained an administrative search warrant to inspect the Property and exterior and interior of the Dwelling and Garage in May of 2025. City staff, including the Lauderdale Building Official Andy Schreder, inspected the Property, Garage, and Dwelling on June 13, 2025. As a



result of the inspection, the City has determined that the Dwelling and Garage are structurally unsafe and constitute a nuisance as defined in Section 4-6-17 (A) of the Lauderdale City Code. The City has further determined that the Dwelling and Garage constitute hazardous structures as defined in Minnesota Statutes, section 463.15, Subd. 3. As a result of the inspection, the City specifically found that:

- (i) the Dwelling's roof sustained damage when a tree fell on it in early 2021;
- (ii) the damage was never repaired;
- (iii) the Dwelling's roof, soffit and fascia have several openings and the roof has missing shingles, leaving the attic exposed;
- (iv) the interior of the Dwelling has been exposed to the elements for several years and there is moss and mold growing inside the Dwelling;
- (v) the ceilings in the Dwelling have collapsed, leaving the upper floor framing exposed;
- (vi) the interior of the Dwelling has a large accumulation of rubbish and household contents, blocking ingress and egress from the Dwelling;
- (vii) the Dwelling is unsafe to enter due to structural instability and interior accumulation of rubbish and household contents;
- (viii) the Garage is filled with junk and debris;
- (ix) the roof of the Garage is damaged, allowing for water intrusion and mold growth in the ceiling and sheathing;
- (x) the yard of the Property is littered with tree debris, junk, and overgrown vegetation;
- (xi) there is a deteriorating wooden fence on the Property that is leaning inward;
- (xii) neighbors have reported a rodent infestation at the Property;

(xiii) the gas meter is still active, but the electrical meter is inactive;

(xiv) the water service was disconnected in September of 2021.

Accordingly, it is hereby ORDERED that you abate the aforementioned conditions within 21 days of the date of service of this Abatement Order by repairing each and every item listed above or demolishing and removing the Dwelling and Garage in their entirety and removing all remaining junk, debris and materials from the Property.

Certain work listed above may require building permits and you must first apply for and obtain any such permits required for the work you intend to perform from the appropriate City offices and any other entity with jurisdiction. This Abatement Order is not a permit. Further, all such work completed is subject to inspection by the City's Building Official, Fire Inspector, or other City staff as may be required to ensure compliance with applicable laws, regulations, and this Abatement Order.

You are further advised that unless such corrective action is taken or an Answer is timely served on the City within 21 days of the date of service of this Abatement Order upon you, a motion for summary enforcement of this Abatement Order will be made to the Ramsey County District Court.

Finally, you are further advised that if you do not comply with this Abatement Order and the City is compelled to take corrective action, as authorized under law, all necessary costs incurred by the City in enforcing this Abatement Order will be assessed against the Property pursuant to Minnesota Statutes, section 463.21 and the Lauderdale City Code. In connection to such assessment, the City further intends to recover all of its expenses incurred in carrying out this Abatement Order, including specifically but not exclusively, filing fees, service fees, publication fees, attorneys' fees, appraisers' fees, witness fees, including expert witness fees and traveling

expenses incurred by the City from the time this Abatement Order was originally made pursuant to Minnesota Statutes, section 463.22 and the Lauderdale City Code.

Dated \_\_\_\_\_, 2025

**KENNEDY & GRAVEN, CHARTERED**

By: \_\_\_\_\_

Ronald H. Batty (#0005356)  
700 Fifth Street Towers  
150 South Fifth Street  
Minneapolis, MN 55402  
(612) 337-9300  
*Attorney for City of Lauderdale*

ACKNOWLEDGMENT

The undersigned acknowledges that costs, disbursements and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. § 549.211, subd. 2, to the party against whom the allegations in this pleading are asserted.

\_\_\_\_\_  
Ronald H. Batty

**EXHIBIT A**

**Legal Description**

The North ½ of Lot 27, Block 3, Rose Hill Addition, and Lot 28, Block 3, Rose Hill Addition,  
All in Ramsey County, Minnesota.

**ATTACHMENT B**  
**BUILDING OFFICIAL INSPECTION REPORT**

# 1852 Carl St NW - Inspection Report

**Date and time of Inspection:** June 13, 2025 from 1:00 PM to 2:00 PM

**Inspection Team:** Andy Schreder - Lauderdale Building Official  
Carri Levitski - Senior Advisor  
Carissa Kranz - Community Development Lead  
Heather Butkowski - Lauderdale City Administrator  
Brandon Hess - St. Anthony Police Department

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## **Background**

On May 13, 2025, Judge Laura Nelson of the Second Judicial District (Ramsey County) issued an Administrative Search Warrant authorizing entry to 1852 Carl St NW so an inspection team could assess the condition of the premises. Municipal records show that water service was disconnected on September 17, 2021 after St. Paul Regional Water detected zero consumption; the last payment was received in April 2021. According to Lauderdale city staff observations, the owner was still seen at the dwelling several times during the summers of 2022, 2023, and again in 2024. The purpose of this follow-up inspection was to document the current state of the structure and property for the City Attorney and determine whether further abatement or legal action is warranted.

## **Process**

Sergeant Brandon Hess knocked on the front door, announced law-enforcement presence, and confirmed the dwelling was unoccupied. The inspection team – Building Official Andy Schreder, Senior Advisor Carri Levitski, and Community Development Lead Carissa Kranz – then began a thorough exterior inspection of the property and structure.

Starting along the south side, the team verified that the gas meter was still active and noted a deteriorating wooden fence leaning inward. Moving to the rear (east) yard, they observed piles of branches and tree debris, junk items, and overgrown vegetation. The roof soffit and fascia showed several openings, and missing shingles on the east slope left the attic exposed. Through windows the team could see moss and mold growing on interior surfaces and an accumulation of contents against the windows. On the north side, the electrical meter was confirmed inactive.

After the exterior survey, the team opened the front door and, from the front entry, documented collapsed ceilings, exposed upper-floor framing, and large accumulations of household contents blocking safe passage. Because of structural instability and interior clutter, no entry beyond the threshold was attempted. Photographs and video were taken to record observed conditions.

The team then assessed the detached garage in the rear yard. The garage was filled with junk and debris, and roof damage had allowed water intrusion, leading to mold growth on the ceiling sheathing.

Once documentation was complete, the front door was secured with the existing deadbolt, the detached garage door was secured with the existing lock and the property was left locked. Sergeant Hess remained on-site until the inspection concluded, ensuring the premises were secured.

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### Observations

- **Roof Structure:**

- A large tree struck the rear roof several years ago, and no repairs have been undertaken. Open roof decking and wall cavities have continued to deteriorate, allowing moisture intrusion and decay. Neighbors report rodents entering through these openings, although the extent of interior infestation is unknown.



*Photo 1 - Fascia has rotted away on the south-east corner of the house*





*Photo 2 - Large hole in the roof on the east side of the house*



*Photo 3 - Large hole in the soffit and roof on the east side of the house*

- Damage caused by the fallen tree has been left unmaintained, leading to further deterioration of the roof structure. Due to the configuration, number, and location of the holes, and the lack of maintenance, water intrusion and rodent infestation have damaged the roof sheathing and supporting roof members.



- **Contents in the house:**

- The house was filled with trash, debris, rubbish and other contents.



*Photo 4 - Contents on the main floor visible from the front door*



*Photo 5 - Contents in the basement visible from the front door*



- **Interior Construction:**

- The ceiling on the main level had collapsed and fallen into the room due to excessive moisture and deterioration of the sheetrock ceilings.



*Photo 6 - Ceiling in the main floor has collapsed due to deterioration*

- **Condition of the Yard**

- Overgrown vegetation, piles of rubbish and tree debris.



*Photo 7 - Tree debris and rubbish being stored in the rear yard*





*Photo 8 - overgrown vegetation and rubbish in the rear yard*



*Photo 9 - Fence has fallen on the north side of the property*



*Photo 10 - Fence not maintained on south side of the property*



- **Condition of the Detached Garage**

- The detached garage has a hole in the roof left unmaintained causing mold to grow from water intrusion.
- Heavy content in the garage consisting of rubbish and other contents.



*Photo 11 - Accumulation of rubbish and other contents stored inside the garage*



*Photo 11 - Hole in roof and mold growth*

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## Inspection Summary

Both the principal dwelling and the detached garage at 1852 Carl St NW are in an advanced state of decay and meet the Minnesota State Building Code definition of unsafe structures. Compromised roof systems, widespread moisture damage, heavy combustible refuse, mold growth, and evidence of rodent activity together pose an immediate threat to public health and safety. Correction can proceed along one of two paths: (1) full repair of each building, which would require structural, roofing, electrical, plumbing, and environmental remediation to bring all components into current code compliance; or (2) complete demolition of one or both buildings. Until either remedy is completed, the structures must remain secured against entry and unoccupied.

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Andy Schreder - Lauderdale Chief Building Official

Date: 7/14/2025

  
Carri Levitski - Senior Advisor

Date: 7/14/2025

  
Carissa Kranz - Community Development Lead

Date: 7/14/2025