

**FALCON HEIGHTS CITY COUNCIL  
FALCON HEIGHTS, MINNESOTA**

A general meeting of the City Council of the City of Falcon Heights, Minnesota was called to order by Mayor Peter Lindstrom at 7:00p.m. in the Council Chambers of City Hall, Falcon Heights, Minnesota, on April 11, 2018.

The following Council Members were present:

*Lechy*      *Lindstrom*  
*Miazga*

A motion to adopt the following resolution was made by Council Member

*Miazga*

**FALCON HEIGHTS CITY COUNCIL  
RESOLUTION NO. 2018-13**

**RESOLUTION ORDERING CORRECTION  
OR REMOVAL OF HAZARDOUS CONDITIONS  
OR RAZING OR REMOVAL OF BUILDING**

**WHEREAS**, the City of Falcon Heights has attempted without success to have the owner of certain property at 1354 California Avenue, Falcon Heights, Minnesota, in the County of Ramsey ("Subject Property"), remedy the hazardous condition of the Subject Property and residential home thereon ("Subject Building").

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Falcon Heights, Minnesota:

1. The City has fully considered all evidence relating to the hazardous condition of the Subject Property and Subject Building.
2. After fully considering all of the evidence pertaining to the hazardous condition of the Subject Property and Subject Building, the City finds:
  - a. The Subject Building is in severe disrepair. The building is currently unoccupied and has been for a significant period of time. The front stairs are crumbling due to water intrusion. The side stairs are deteriorating and the wood is rotting away. Water has penetrated the inside of some walls of the building. Mice and rats have infested the building. Boxes of debris are stacked over five feet high around the furnace and water heater. The overall amount of clutter and debris on all levels of the house places excessive weight on the supporting structural frame.

- b. There is a detached garage on the Subject Property, which is also dilapidated, deteriorating, and structurally unstable. The garage foundation is cracked and separating at the door location. The brick / masonry wall on the south side of the garage is falling apart, leaning outward at the top of the wall, and is not plumb. The north wall of the garage has openings where brick support has fallen out. The masonry grout is shrinking away from the block, leaving space for water intrusion. The roof of the garage is sagging in the middle of the roof span. Many of the asphalt shingles on the roof of the garage are missing or damaged.
- c. The City Fire Marshall has noted approximately 15 fire code violations, including:
- unsafe conditions
  - obstructions of corridors
  - exits and aisles with large accumulations of combustible materials preventing egress from the building in some areas
  - doors not readily able to open due to accumulation of materials
  - building unoccupied and not safeguarded or maintained
  - storage is not neat and orderly
  - stacks of materials throughout the interior of the home are unstable
  - materials are stacked to the ceiling without adequate ceiling clearance
  - combustible materials are located in exits, enclosures, and stairways
  - combustible materials are stored in boiler, mechanical, and electrical rooms
  - fire alarm and detection systems inoperable, not present, or inaccessible for testing due to accumulation of materials
  - appliances and fixtures appear to be inoperable
  - electrical panel is inaccessible
  - large amounts of rat / mouse droppings present hazard to health and safety
  - accumulation of materials presents both a fire hazard and egress hazard
- d. As of the date of this Resolution, the hazardous conditions of the Subject Property and Subject Building have not been remedied.
- e. Because of the inadequate maintenance, dilapidation, physical damage, abandonment, and unsanitary condition, the Subject Property and Subject Building constitute a fire hazard and a hazard to public safety and are therefore a Hazardous Property and Hazardous Building within the meaning of Minn. Stat. § 463.15, subd. 3.

3. The City hereby directs its legal counsel, Campbell Knutson, P.A., to draft and serve an order to correct or remove the hazardous conditions present in and around Subject Building, to raze or remove the attached garage, and to take all other steps available to prevent the property and building from posing a continuing hazard to the public, including, but not limited to, initiation of a hazardous building action under Minnesota Statutes § 463.15 *et seq.*

Adopted by the City Council on the 11<sup>th</sup> day of April 2018.

  
\_\_\_\_\_  
Mayor Peter Lindstrom

Attest:

  
\_\_\_\_\_  
Sack Thongvanh, City Administrator/City Clerk

The following Council Members voted in favor:

*Lechy, Mazza, + Lindstrom*

The following Council Members voted against or abstained:

**Whereupon the motion was duly passed and executed.**