

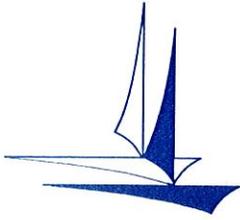
Regulatory, Energy & Environment Committee

In the Matter of the Rental License Revocation Action

OWNER, MOHAMED MOHAMUD
2731 – 16th Avenue South

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Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspections
Services Division**

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

January 2, 2014

Property Address: 2731 – 16th Avenue South

Mohamed Mohamud
2716 Portland Avenue
Minneapolis, MN 55407

Dear Mr. Mohamud:

On August 19th, 2013 you were notified of the City’s intent to revoke the rental dwelling license for the property located at 2731 – 16th Avenue South. You did not appeal the action.

The matter will be heard by the Regulatory, Energy & Environment Committee of the City Council on January 23rd, 2014, at 1:30 p.m. in room 317 of City Hall, 350 S. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk’s office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call me at 673-5898.

Sincerely,

Cynthia M. Gagnier
Manager, Administrative Services

Encl.

Hennepin County, Minnesota

[Home](#)

SEARCH TIPS

Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

[Search by Map](#)

Parcel Data for Taxes Payable 2013

PROPERTY ID

ADDRESS

ADDITION NAME

INTERACTIVE MAP

Property ID:
3502924410217

Print	VIEW MAP	TAXES DUE	PAYMENT OPTIONS	CURRENT YEAR VALUES	PRIOR YEAR TAXES
Property ID:	35-029-24-41-0217				
Address:	2731 16TH AVE S				
Municipality:	MINNEAPOLIS				
School Dist:	601	Construction year: 1979			
Watershed:	6	Approx. Parcel Size: 27.00 x 124.30			
Sewer Dist:					
Owner Name:	MOHAMED A MOHAMUD				
Taxpayer Name & Address:	MOHAMED A MOHAMUD 2716 PORTLAND AVE S MINNEAPOLIS MN 55407				

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arm's-length transactions.

Sale Date:	January, 2004
Sale Price:	\$132,400
Transaction Type:	Warranty Deed

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording.

Addition Name:	IRVING FIRST ADDITION
Lot:	603
Block:	601
First Line Metes & Bounds:	
Full Metes & Bounds:	Note: To read full tax parcel description, click here .
Abstract or Torrens:	ABSTRACT

**Value and Tax Summary for Taxes Payable 2013
Values Established by Assessor as of January 2, 2012**

Estimated Market Value:	\$62,500	
Taxable Market Value:	\$62,500	
Total Improvement Amount:		
Total Net Tax:	\$1,215.32	Expand for details
Total Special Assessments:	\$1,239.02	
Solid Waste Fee:		
Total Tax:	\$2,454.34	TAXES DUE

**Property Information Detail for Taxes Payable 2013
Values Established by Assessor as of January 2, 2012**

Values:	
Land Market	\$7,500
	3

Building Market	\$60,000
Machinery Market	
Total Market:	\$67,500
Qualifying Improvements	
Veterans Exclusion	
Homestead Market Value Exclusion	
Classifications:	
Property Type	NON-HOMESTEAD
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

Hennepin County is providing this information as a public service.
 For related questions: taxinfo@co.hennepin.mn.us

Need help locating a property on our site? Check out our [Search Tips](#)



Hennepin County, MN

HENNEPIN COUNTY TREASURER
A600 Government Center
Minneapolis MN 55487- 0060

Property Tax Information

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Property ID No.: 35-029-24-41-0217 NON - HOMESTEAD

Property Address: 2731 16TH AVE S MINNEAPOLIS

Owner Name: MOHAMED A MOHAMUD

Taxpayer Name and Address: MOHAMED A MOHAMUD
 2716 PORTLAND AVE S
 MINNEAPOLIS MN 55407

2013 TAXES	TAX	PENALTY	TOTALS
1st Half Tax (Due Date May 15)	\$1,227.17		
2nd Half Tax (Due Date October 15)	\$1,227.17		
Penalty		\$122.72	
Total Payable	\$2,454.34	\$122.72	\$2,577.06
Net Paid - YEAR TO DATE	\$0.00	\$0.00	\$0.00
Total Due	\$2,454.34	\$122.72	\$2,577.06
Property ID No.: 35-029-24-41-0217	1st Half Tax Due through 09/02/2013	<input type="checkbox"/>	\$1,349.89
Note: If you are using this page in lieu of Hennepin County payment stub to remit payment; after printing the page, please check the box in front of the payment amount that you are remitting.	2nd Half Tax Due through 10/15/2013	<input type="checkbox"/>	\$1,227.17
	Total Due - 2013 Tax	<input type="checkbox"/>	\$2,577.06

Property has prior year delinquent taxes. Call (612) 348-3011 for amount due.



APPLICANT AND CONTACT

Application | Address | **Applicant** | Comment | Quantities | Fee Calc | Fee Pmt | Issue

ALIC 548757 Prop Dev. 17-JAN-12 Jur: MPLS

Applicant

Applicant:
Representative:
Position/Title:
Address Line 1:
Address Line 2: 2716 PORTLAND AVE S
City / State: MINNEAPOLIS MN Zip: 55407
E-mail: mohamedah2@live.com

Home Ph: 612-644-7600
Work Ph:
Extension:
Fax:
Type:
SSN:
IVR ID/PIN: 80769382

Identifiers

Contact

Contact: MOHAMED A MOHAMUD
Representative:
Position/Title:
Address Line 1:
Address Line 2: 2716 PORTLAND AVE S
City / State: MINNEAPOLIS MN Zip: 55407
E-mail: mohamedah2@live.com

Home Ph: 612-644-7600
Work Ph:
Extension:
Fax:
Type:
Birthdate: 01-JAN-1983
IVR ID/PIN: 8076937E

Photo

Copy Applicant From:

Owner

Professional

City of Minneapolis PropertyInfo

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Property Address

Property ID: 3502924410217

[Map](#)

2731 16th Ave S Minneapolis, MN 55407

RENTAL LICENSE & LODGING MONTH LICENSE

Permit Type

Contact

RLIC - RENTAL LICENSING

Mohamed A Mohamud
2716 Portland Ave S, Minneapolis, MN 55407
612-644-7600

Paid On	Amount
Aug 02, 2013	\$69
Nov 16, 2012	\$69
Jan 17, 2012	\$69

PropertyInfo - Property Information System 7.1 rev: 1

Minneapolis Information Technology

For assistance, contact [Minneapolis 311](#) at 3-1-1 or (612) 673-3000

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Property Address:

Property ID: 3502924410217

[Map](#)

2731 16th Ave S Minneapolis, MN 55407

Current Inspector: Sarah

Last Inspection: 07/24/2013 by Ifrah

HOUSING VIOLATIONS

Year	Total	Open	Closed	Tags
<u>2013</u>	8	3	5	0
<u>2012</u>	32	0	32	0
<u>Prior</u>	8	0	8	0
<u>All</u>	48	3	45	0

[Hide Details.](#)

2013

INCIDENT: 13-0992270 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 13-0990570 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	07/09/2013	07/17/2013	INSP	

INCIDENT: 13-0977027 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 13-0970085 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	04/08/2013	04/16/2013	INSP	

INCIDENT: 13-0967520 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair/replace Heating Equipment	DONE	03/14/2013	03/17/2013	INSP	

68 Degrees DONE 03/14/2013 03/17/2013 INSP
 Unpaid Admin DONE
 Citations - Nuisance
 Condit

INCIDENT: 13-0963791 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

2012

INCIDENT: 12-0958276 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	12/19/2012	12/19/2012	INSP	

INCIDENT: 12-0955974 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	12/06/2012	12/13/2012	INSP	

INCIDENT: 12-0950382 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	10/23/2012	11/12/2012	INSP	
Unpaid Admin	DONE				
Citations - Nuisance					
Condit					

INCIDENT: 12-0947439 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Water	DONE	10/05/2012	10/12/2012	INSP	

INCIDENT: 12-0945294 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	09/18/2012	10/02/2012	INSP	

INCIDENT: 12-0936600 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Brush & Branches <4"	DONE	08/09/2012	08/20/2012	INSP	

INCIDENT: 12-0931681 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 12-0924228 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/28/2012	07/06/2012	INSP	

INCIDENT: 12-0924227 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Provide Co Alarms	DONE	06/28/2012	07/28/2012	INSP	

INCIDENT: 12-0924226 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Provide Screens	DONE	06/28/2012	07/28/2012	INSP	
Rep/ext Handrails	DONE	06/28/2012	07/28/2012	INSP	
Rep/rem Gutters	DONE	06/28/2012	07/28/2012	INSP	
Rep/remove Fence	DONE	06/28/2012	07/28/2012	INSP	
Repair Garage/shed *	DONE	06/28/2012	07/28/2012	INSP	

INCIDENT: 12-0918623 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/08/2012	06/15/2012	INSP	

INCIDENT: 12-0918251 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Clothes Dryer Duct	DONE	06/28/2012	07/28/2012	INSP	
Water Heater	DONE	06/28/2012	07/28/2012	INSP	
Interior Stairs	DONE	06/28/2012	07/28/2012	INSP	
Rep/inter Handrails	DONE	06/28/2012	07/28/2012	INSP	

INCIDENT: 12-0904559 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Plumbing Repairs *	DONE	03/29/2012	04/03/2012	INSP	
Unpaid Admin Citations - Nuisance Condit	DONE				

INCIDENT: 12-0895373 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rpr/rpl Appliances *	DONE	02/03/2012	02/28/2012	INSP	
Cabs/counter *	DONE	02/03/2012	02/28/2012	INSP	
Plumbing Repairs *	DONE	02/03/2012	02/28/2012	INSP	

INCIDENT: 12-0892729 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Plumbing Repairs *	DONE	01/18/2012	01/25/2012	INSP	
Unpaid Admin Citations - Nuisance Condit	DONE				

INCIDENT: 12-0891992 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rpr/rpl Appliances *	DONE	01/11/2012	01/18/2012	INSP	
Repair Smoke Det.*	DONE	01/11/2012	01/18/2012	INSP	

INCIDENT: 12-0891991 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	01/11/2012	02/05/2012	INSP	

INCIDENT: 12-0891990 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Electrical	DONE	01/11/2012	01/13/2012	INSP	

INCIDENT: 12-0890319 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
68 Degrees	DONE	01/11/2012	01/13/2012	INSP	

2011

INCIDENT: 11-0865742 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/30/2011	09/06/2011	INSP	

INCIDENT: 11-0850413 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	07/13/2011	07/21/2011	INSP	

2007

INCIDENT: 07-0582699 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	07/17/2007	07/25/2007	INSP	

2003

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 3502924410217

[Map](#)

2731 16th Ave S Minneapolis, MN 55407

Warning - IMPORTANT INFORMATION CONCERNING SPECIAL ASSESSMENTS!

City of Minneapolis property data is updated nightly, Monday – Friday. While efforts are made to ensure that the information on our website is complete and accurate, Special Assessments data could be up to 72 hours old due to data systems refresh cycles.

The Special Assessment information herein does not include Public Works, Minneapolis Park Board, Hennepin County assessments.

If you are concerned about the accuracy or timeliness of an item and would like to contact the department responsible for the data, please contact [Minneapolis 311](#) so that a 311 Customer Service Agent can direct you to the appropriate department. From within the City, dial 3-1-1; outside Minneapolis, dial (612) 673-3000. TTY/TDD users dial (612) 673-2157.

For more information, see the [Special Assessments website](#) or [Special Assessment Contacts](#).

SPECIAL ASSESSMENTS

Year	Total	Assessed	Pending	Cancelled	Paid	Other
<u>2013</u>	4	3	0	0	1	0
<u>2012</u>	5	5	0	0	0	0
<u>Prior</u>	1	1	0	0	0	0
<u>All</u>	10	9	0	0	1	0

[Hide Details.](#)

2013

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
13-0967520	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 19-apr-2013 Unpaid \$250 Admin Citation	Assessed	\$275.00
13-0970085	1080	2013	021	Remove Rubbish Loose Trash Throughout Rear Yard And Along Alley. Inspection By Feb. Contact At (612)369-8939 With A	Assessed	\$175.00
12-0950382	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit 09-jan-2013 Unpaid Admin Citation \$500 Issued 16-nov-2012	Assessed	\$550.00
12-0958276	1080	2013	021	Remove Rubbish Ent 11-jan-2013 By Collection Point And Around Dumpster - Bags Of Debris, Bottles, Paper And Loose T	Cancelled	\$12.00

2012

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
12-0904559	1162	2012	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 10-may-12 Unpaid Admin Citation \$250 Issued 05-apr-12	Assessed	\$275.00
11-0865742	1081	2012	011	Cut Grass/weeds (26-sep-2011) - Cut Grass/weeds	Assessed	\$233.00
12-0892729	1089	2012	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 19-mar-2012 - Unpaid \$200 Admin Citation Issued 06-feb-2012	Assessed	\$220.00
12-0918623	1081	2012	011	Cut Grass/weeds 6/27/2012 -cut Grass/weeds	Assessed	\$228.00
12-0936600	1080	2012	019	Brush & Branches <4" Ent 14-sep-2012 In The Rear	Assessed	\$175.00

2011

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
11-0850413	1080	2011	021	Remove Rubbish (ent 19-aug-2011) - Remove Barrel, Garbage/trash And Any Misc. Debris On Boulevard.	Assessed	\$175.00

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

For assistance, contact [Minneapolis 311](tel:612-673-3111) at 3-1-1 or (612) 673-3000

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 3502924410217

[Map](#)

2731 16th Ave S Minneapolis, MN 55407

Police Precinct: 3

Last Incident Date: 07/12/2013

POLICE INCIDENTS

Year	Incidents	No. Reports Filed
2013	8	1
2012	5	0
Prior	40	8
All	53	9

[Hide Details.](#)

2013

16 AV S/2731

Incident	Nature	Disposition	Date	Time
13-223805	Lost Child (P)		07/12/2013	08:31 PM
13-204915	Domestic Abuse Report Only (P)	RPT-Report	06/27/2013	08:33 PM
13-140413	Burglary Dwlng In Progress (P)	UNF-Unfounded	05/07/2013	09:36 PM
13-109241	Domestic Abuse Report Only (P)		04/11/2013	08:54 PM
13-104205	Domestic (P)	ADV-Advised	04/07/2013	06:36 PM
13014015	Shortness of Breath	Cancelled	03/13/2013	01:36 AM
13-0007718	Shortness of Breath (FE)		03/13/2013	01:36 AM
13-018522	Lost Child (P)	AST-Assist	01/20/2013	01:50 PM

2012

16 AV S/2731

Incident	Nature	Disposition	Date	Time
12067667	Medical Misc(E)	Patient(s) Transported	12/01/2012	07:05 PM
12-321115	Audible Residential Alarm (P)	FAL-False	10/11/2012	06:19 PM
12-264587	Trespass in Boarded Dwell (P)	AST-Assist	08/21/2012	11:40 PM
12-194730	Trespass in Boarded Dwell (P)	AOK- All OK	06/24/2012	05:56 PM
12021499	Medical Misc(E)	Patient(s) Transported	04/25/2012	11:13 AM

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2731 Street: 16TH AVE Dir: S ZipCode: 55407 Tracking #: NOTES

Day: 4 SW Route: 0012 SW Ser: Y Ward: 9 FF Dist: 1 WRIGHT, HAROLD
 Dist: D Rec Route: 0121 Rec Ser: 1.0 CR Block: 3499 Pickup At: A
 Carts: 3 LG YW Route: 0404 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
9	11.02.12	OKAY		607	0.0	0.00	N	WRONG ADDRESS?? NOTES
9	11.01.12	SEND CREW	S	607	0.0	0.00	N	
9	10.25.12	WARNED		607	0.0	0.00	N	
9	10.19.12	TAG VERIFY		607	0.0	0.00	N	
9	10.18.12	TAG CHECK		607	0.0	0.00	N	
8	08.17.12	BILLED	S	607	0.07	150.00	N	
8	08.16.12	SEND CREW	S	607	0.0	0.00	N	
8	08.09.12	WARNED		607	0.0	0.00	N	
8	08.02.12	TAG VERIFY		607	0.0	0.00	N	
7	05.04.12	BILLED	S	607	0.17	150.00	N	
7	05.03.12	SEND CREW	S	607	0.0	0.00	N	
7	04.27.12	WARNED		607	0.0	0.00	N	
7	04.26.12	TAG CHECK		607	0.0	0.00	N	
6	09.06.11	BILLED	S	607	0.05	100.00	N	

ADD / Update / Delete

ID: Date: Action: Type: Cust: Time: Amount: Waived: Comment:

Crew Note: Track #: Clean Up By Date:

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On R?

5-4-2012 - Billed for Clean-up

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

MOHAMED A MOHAMUD

2716 PORTLAND AVE S
MINNEAPOLIS, MN 55407

08-JUN-12

Request Number: 12-0918623

Re: 2731 16TH AVE S

An inspection on **08-JUN-12** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Keeping up our properties sends a signal that we care about our neighborhoods and about each other. We believe that caring about our neighborhoods helps us prevent crime. This is why Minneapolis Inspections pays special attention to all Minneapolis neighborhoods in the city.

The following corrections are required:

Please cut and remove all tall grass and weeds on this property in excess of eight inches (8") in height. This includes the area between the sidewalk and the street, the alley side of garage/property and along all fences. This violation is a nuisance condition. Minneapolis Code of Ordinances 227.90, 244.1580 and 227.100. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 011.

Inspector's Comments:

Due Date: 15-JUN-2012

Your prompt cooperation in attending to the item(s) above would be appreciated.

Failure to correct the above NUISANCE CONDITIONS(s) may result in the city arranging to have the nuisance condition corrected and/or removed.

PLEASE NOTE:

If your property receives **two (2)** or more notices within twelve **(12) months** to abate a nuisance condition the city may abate the conditions without further notice within **twelve (12) months from the date of the second notice**. All costs of the removal or correction will be charged to you as a special tax assessment against your property. It will cost you less to hire a private party to correct the nuisance condition than if you wait for the city to correct it. See Minneapolis ordinance sections 227.90, 227.100, and 244.1580.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL **311**. If calling from outside the 612 area code, please dial 612-673-3000.

Housing does not typically grant extensions for nuisance violations.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

All materials and services are available in accessible formats.

Housing Inspections observes office hours of 8-4:30 Monday through Friday.

<p>Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700</p> <p>Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500</p> <p>Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800</p> <p>Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157</p> <p>If you want help translating this information in any other language, call 612-673-3737</p>
--

Photo History > 2731 16th Ave S> RFS: 12-0918623

011 CUT GRASS/WEEDS

6/18/2012 Hassan, Ifrah



6/18/2012 Hassan, Ifrah

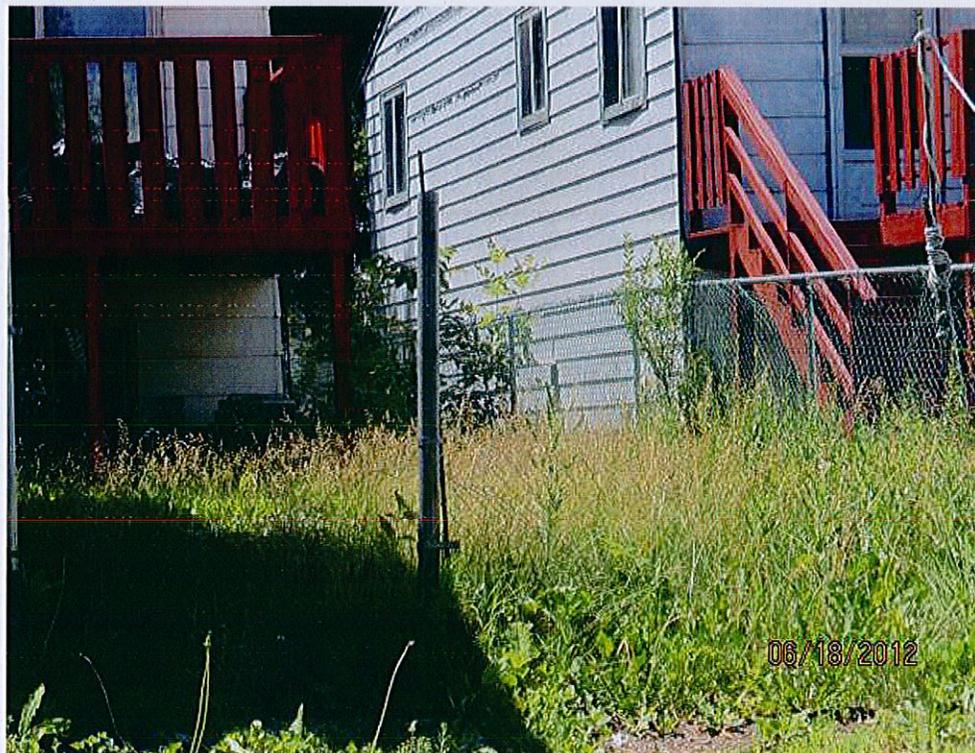


Photo History > 2731 16th Ave S> RFS: 12-0918623

6/18/2012 Hassan, Ifrah



6/18/2012 Hassan, Ifrah



CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

MOHAMED A MOHAMUD

2716 PORTLAND AVE S
MINNEAPOLIS, MN 55407

13-AUG-12

Request Number: 12-0936600

Re: 2731 16TH AVE S

An inspection on **09-AUG-12** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Keeping up our properties sends a signal that we care about our neighborhoods and about each other. We believe that caring about our neighborhoods helps us prevent crime. This is why Minneapolis Inspections pays special attention to all Minneapolis neighborhoods in the city.

The following corrections are required:

Please remove all brush, branches, limbs and dead vegetation from your property per Minneapolis Code of Ordinances 227.90, 244.1580 and 227.100. The Sanitation Department will pick up brush and branches if less than three feet in length, less than three inches in diameter, and tied in bundles easily handled by one person. This is a nuisance condition. For information, call Sanitation at 612-673-2917. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 019. If you have private garbage pick up do not place these items at the pick up point for city removal.

Inspector's Comments: IN THE REAR

Due Date: 20-AUG-2012

Your prompt cooperation in attending to the item(s) above would be appreciated.

Failure to correct the above NUISANCE CONDITIONS(s) may result in the city arranging to have the nuisance condition corrected and/or removed.

PLEASE NOTE:

If your property receives **two (2)** or more notices within twelve **(12) months** to abate a nuisance condition the city may abate the conditions without further notice within **twelve (12) months from the date of the second notice**. All costs of the removal or correction will be charged to you as a special tax assessment against your property. It will cost you less to hire a private party to correct the nuisance condition than if you wait for the city to correct it. See Minneapolis ordinance sections 227.90, 227.100, and 244.1580.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL **311**. If calling from outside the 612 area code, please dial 612-673-3000.

Housing does not typically grant extensions for nuisance violations.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

All materials and services are available in accessible formats.

Housing Inspections observes office hours of 8-4:30 Monday through Friday.

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157

If you want help translating this information in any other language, call 612-673-3737

Cleanup Order: 2731 16TH AVE S

SEP 14 2012

RFS: 12-0936600

Address: 2731 16TH AVE S

APN: 3502924410217

Inspector TARYN ATKINSON Phone: 612-369-9009

Inspector's Comments: BRUSH AND BRANCHES IN REAR *✓mc*

Removal Date: 8/28/2012 Arrival Time 10:34 AM Departure Time 10:36 AM

Disposal Location: Transfer Station

Rate:	Hours:	SubTotal	*Mattress Fee:	Total:
\$169 per hour X	0.03	= \$75.00	+ \$0.00	= \$75.00

* \$16 per mattress collected

Solid Waste & Recycling Office Use

RFS: 12-0936600



Camera: ICA

Before Photo(s): 3265-3266

After Photo(s): 3267-3268

Address: 2731_16TH_AVE_S



Worker1: RICHARD_THOMPSON



Worker2: RICKY_DIXON



ACKNOWLEDGEMENT OF SUPERVISOR

I have reviewed the photographs and submitted charges. Based on this, I authorize payment in the amount as shown above.

MB

9-11-12

Authorized City Representative

DATE

CITY OF MINNEAPOLIS - DEPARTMENT OF INSPECTIONS

Inspection Cleanup Order

RFS: 12-0936600



Address: 2731 16TH AVE S

Clean By Date: 8/27/2012

Description: BRUSH AND BRANCHES IN REAR



and call the Clean City Foreman if...

- You estimate this cleanup will take over 3 hours.
- You are denied access to property.
- There is refuse at the address that does not match the description or Inspector's photo.
- You have safety concerns.
- You have any questions at ALL.

Denied Access Already Clean # of Mattresses/box springs collected: _____

Date: 8/28/12

Start Time: 10:34

End Time: 10:36

Worker Names: R. Thompson, R. Dixon
(Print Full Names)

Camera Used: ICA ICB ICC ICD **Note: Only these cameras can be used**

Photo Numbers:[Before]: 3265 - 3266 [After]: 3267 - 3268

Crew Check List:

- Only refuse listed in the description, shown in the photo or approved by a Foreman was collected
- Before and After photos were taken and reviewed
- Your photos have the same point of view as the Inspector's photo(s)

Crew Notes: _____

AUTHORIZATION

AUTHORIZATION AND STATEMENT OF COST FOR REMOVAL OF OFFENSIVE MATTER FROM PRIVATE PROPERTY, PURSUANT TO SEC. 227.100, 244.100 OF THE MINNEAPOLIS CODE OF ORDINANCES.

Authorization is hereby given to SOLID WASTE AND RECYCLING for REMOVAL OF OFFENSIVE MATTER in accordance with 244.100 of the Minneapolis Housing Code of Ordinances. The undersigned _____, files this statement for cost of service rendered for removal of offensive matter from the private property described as:

RFS #: **12-0936600**
 ADDRESS: **2731 16TH AVE S**
 NEIGHBORHOOD: **EAST PHILLIPS**
 PARTY: **MOHAMED A MOHAMUD**
 APN#: **3502924410217**
 LOT SIZE: **3302 SQFT, (27 x 122.3 feet)**
 ORIGINAL NOTICE ISSUED: **09-AUG-12**
 LAST INSPECTION DATE: **22-AUG-12**
 INSPECTOR: **TARYN ATKINSON (TZA), STUDENT INTERN, Phone: (612) 369-9009**
 DESC. OF WORK DONE: **019 BRUSH & BRANCHES <4"**
 INSPECTOR'S COMMENTS: **IN THE REAR**

REMOVAL DATE:		ARRIVAL TIME		DEPARTURE TIME	
DISPOSAL LOCATION:					
RATE	X	TIME	X	NUMBER OF EMPLOYEES	TOTAL
:					
Additional Charges					
TOTAL CHARGES FROM ABOVE:					

ACKNOWLEDGMENT OF CONTRACTOR

I, _____, being first duly sworn, on this oath, says that he/she is the claimant named above; that the above account, claim and demand is just and true; that the work above described was actually done by him/her on the property described; that the amounts charged are such as allowed by law; and that not part of the same has been paid.

Subscribed and sworn to before me on this:

_____ day of _____ 2007
NOTARY PUBLIC, _____ COUNTY

ACKNOWLEDGMENT OF SUPERVISOR

I have reviewed the photographs and submitted charges. Based on this, I authorize payment in the amount as shown above.

 Authorized City Representative -
 CITY OF MINNEAPOLIS - DEPARTMENT OF INSPECTIONS

 DATE
 '12 AUG 23 @ 11:36:54
 '12 SEP 11 @ 11:32:31

Photo History > 2731 16th Ave S> RFS: 12-0936600

019 BRUSH & BRANCHES <4"

8/22/2012 Arens, Nicholas



8/22/2012 Arens, Nicholas





BEFORE

2731 16TH AVE S
RICHARD THOMPSON
RICKY DIXON
1 OF 2



AFTER

2731 16TH AVE S
RICHARD THOMPSON
RICKY DIXON
2 OF 2

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2731 Street: 16111 Type: AVE Dir: S Zip Code: 55407 Tracking #: NOTES

Day: 4 SW Route: 0042 SW Ser: Y Ward: 9 TF Dist: 1 WRIGHT, HAROLD
 Dist: D Rec Route: 0121 Rec Ser: 1.0 CR Block: 3199 Pickup At: A

Carts: 3LG YW Route: 0404 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
9	11-02-12	OKAY		607	0.0	0.00	N	
9	11-01-12	SEND CREW	S	607	0.0	0.00	N	WRONG ADDRESS?? NOTES
9	10-25-12	WARNED		607	0.0	0.00	N	
9	10-19-12	TAG VERIFY		607	0.0	0.00	N	
9	10-18-12	TAG CHECK		607	0.0	0.00	N	
8	08-17-12	BILLED	S	607	0.07	150.00	N	
8	08-16-12	SEND CREW	S	607	0.0	0.00	N	
8	08-09-12	WARNED		607	0.0	0.00	N	
8	08-02-12	TAG VERIFY		607	0.0	0.00	N	
7	05-04-12	BILLED	S	607	0.17	150.00	N	
7	05-03-12	SEND CREW	S	607	0.0	0.00	N	
7	04-27-12	WARNED		607	0.0	0.00	N	
7	04-26-12	TAG CHECK		607	0.0	0.00	N	
6	09-06-11	BILLED	S	607	0.05	100.00	N	

ADD Update Delete

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
<input type="text"/>								

Crew Note: Track #: Clean Up By Date:

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On

Safe Place
 Call Home

Jobs &
 Economic Vitality

Invitable Communities,
 Healthy Lives

Co-Focused

Many People,
 One Minneapolis

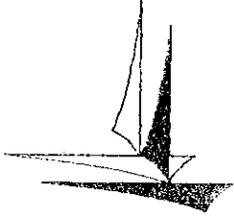
City That Works

MINNEAPOLIS GOALS

& strategic directions

8-17-2012 - Billed for Clean-up

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE



Minneapolis
City of Lakes

Regulatory Services
Department

Housing Inspections
Services Division

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

February 1, 2013

Property Address: 2731 16TH AVE S

Owner
MOHAMED A MOHAMUD
2716 PORTLAND AVE S
MINNEAPOLIS, MN 55407

This is to notify you that the above property fails to meet the rental licensing standard listed below.

Minneapolis Code of Ordinances 244.1910 - LS5

Repeated accumulation of weeds, vegetation, junk, debris, or rubbish.

The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.

Minneapolis Code of Ordinances 225.690

Solid waste collection outside of refuse containers; charges.

(a) City haulers of solid waste in the city shall collect, gather-up and haul all solid waste, building or demolition debris, tires, or yard waste lying within a radius of twenty (20) feet of the solid waste collection point. The radius shall be applied only within the boundaries of the property on which collection takes place. If solid waste lies in a continuous pile within and outside the area circumscribed by the radius line, haulers shall proceed beyond the radius line to collect and gather-up solid waste. Under regulations drafted by the city engineer, time limitations and charges may be established for the collection under this section.

The City has abated nuisance conditions at this property 3 or more times in the past 24 months. If another instance of a nuisance condition occurs, the city council may proceed to deny, revoke, or suspend the rental license for the building pursuant to Minneapolis code of ordinances 244.1910 – LS5. If the city council denies, revokes, or suspends the license, the effected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Licensing procedures are in addition to and do not supersede or preempt other remedies such as condemnation or legal action.

Questions or concerns regarding your City of Minneapolis Rental License can be directed to 311



City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division
 250 South Fourth Street Room 300
 Minneapolis, Minnesota 55415
www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
English- Attention. If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.
 TTY: 612-673-2626 or 612-673-2157

MOHAMED A MOHAMUD

2716 PORTLAND AVE S
 MINNEAPOLIS, MN 55407

08-APR-13
 Request Number: 13-0970085

Re: 2731 16TH AVE S

An inspection on **08-APR-13** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Keeping up our properties sends a signal that we care about our neighborhoods and about each other. We believe that caring about our neighborhoods helps us prevent crime. This is why Minneapolis Inspections pays special attention to all Minneapolis neighborhoods in the city.

The following corrections are required:

Please remove the following item(s) from your property. Minneapolis Code of Ordinances 244.40, 244.700, 227.90 and 227.100. This violation is a nuisance condition. For more information on proper disposal, call Recycling at 673-2917. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 021.

Inspector's Comments: Loose trash throughout rear yard and along alley. Inspection by FEB. Contact at (612)369-8939 with any questions regarding orders.

Due Date: 16-APR-2013

Your prompt cooperation in attending to the item(s) above would be appreciated.

Failure to correct the above NUISANCE CONDITIONS(s) may result in the city arranging to have the nuisance condition corrected and/or removed.

PLEASE NOTE:

If your property receives **two (2)** or more notices within twelve **(12) months** to abate a nuisance condition the city may abate the conditions without further notice within **twelve (12) months from the date of the second notice**. All costs of the removal or correction will be charged to you as a special tax assessment against your property. It will cost you less to hire a private party to correct the nuisance condition than if you wait for the city to correct it. See Minneapolis ordinance sections 227.90, 227.100, and 244.1580.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL **311**. If calling from outside the 612 area code, please dial 612-673-3000.

Housing does not typically grant extensions for nuisance violations.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

All materials and services are available in accessible formats.

Housing Inspections observes office hours of 8-4:30 Monday through Friday.

Cleanup Order: 2731 16TH AVE S

RFS: 13-0970085

Address: 2731 16TH AVE S

APN: 3502924410217

Inspector FORREST Phone: 612-369-8939
BROWN


MAY 15 2013

Inspector's Comments: LOOSE TRASH THROUGHOUT REAR YARD AND ALONG ALLEY

Removal Date: 4/29/2013 Arrival Time: 11:47 AM Departure Time: 12:06 PM

Disposal Location: Transfer Station

Rate:	Hours:	SubTotal	*Mattress Fee:	Total:
\$169 per hour X	0.32	= \$75.00	+ \$0.00	= \$75.00

* \$16 per mattress collected

Solid Waste & Recycling Office Use

RFS: 13-0970085



Camera: ICD

Before Photo(s): 8665-8667

After Photo(s): 8668-8670

Address: 2731_16TH_AVE_S



Worker1: MARK_CEBALLES



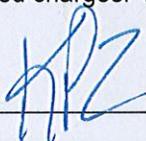
Worker2: RICKY_DIXON



ACKNOWLEDGEMENT OF SUPERVISOR

I have reviewed the photographs and submitted charges. Based on this, I authorize payment in the amount as shown above.

Authorized City Representative

 
DATE

CITY OF MINNEAPOLIS - DEPARTMENT OF INSPECTIONS

Inspection Cleanup Order

RFS: 13-0970085



Address: 2731 16TH AVE S

Clean By Date: 4/22/2013

Description: LOOSE TRASH THROUGHOUT REAR YARD AND ALONG ALLEY



and call the Clean City Foreman if...

- You estimate this cleanup will take over 3 hours.
- You are denied access to property.
- There is refuse at the address that does not match the description or Inspector's photo.
- You have safety concerns.
- You have any questions at ALL.

Denied Access Already Clean # of Mattresses/box springs collected: 0

Date: 4.29.13

Start Time: 11:47

End Time: 12:06

Worker Names: M Ceballos R DIXON
(Print Full Names)

Camera Used: ICA ICB ICC ICD **Note: Only these cameras can be used!**

Photo Numbers:[Before]: 8665-67 [After]: 8668-70

Crew Check List:

- Only refuse listed in the description, shown in the photo or approved by a Foreman was collected
- Before and After photos were taken and reviewed
- Your photos have the same point of view as the Inspector's photo(s)

Crew Notes: _____

AUTHORIZATION

AUTHORIZATION AND STATEMENT OF COST FOR REMOVAL OF OFFENSIVE MATTER FROM PRIVATE PROPERTY, PURSUANT TO SEC. 227.100, 244.100 OF THE MINNEAPOLIS CODE OF ORDINANCES.

Authorization is hereby given to SOLID WASTE AND RECYCLING for REMOVAL OF OFFENSIVE MATTER in accordance with 244.100 of the Minneapolis Housing Code of Ordinances. The undersigned _____, files this statement for cost of service rendered for removal of offensive matter from the private property described as:

RFS #: **13-0970085**
 ADDRESS: **2731 16TH AVE S**
 NEIGHBORHOOD: **EAST PHILLIPS**
 PARTY: **MOHAMED A MOHAMUD**
 APN#: **3502924410217**
 LOT SIZE: **3302 SQFT, (27 x 122.3 feet)**
 ORIGINAL NOTICE ISSUED: **08-APR-13**
 LAST INSPECTION DATE: **17-APR-13**

APR 18 2013

INSPECTOR: **FORREST BROWN (FEB), COLLEGE INTERN, Phone: (612) 369-8939**

DESC. OF WORK DONE: **021 REMOVE RUBBISH**

INSPECTOR'S COMMENTS: **Loose trash throughout rear yard and along alley. Inspection by FEB. Contact at (612)369-8939 with any questions regarding orders.**

REMOVAL DATE:		ARRIVAL TIME		DEPARTURE TIME	
DISPOSAL LOCATION:					
RATE	X	TIME	X	NUMBER OF EMPLOYEES	TOTAL
:					
Additional Charges					
TOTAL CHARGES FROM ABOVE:					

ACKNOWLEDGMENT OF CONTRACTOR

I, _____, being first duly sworn, on this oath, says that he/she is the claimant named above; that the above account, claim and demand is just and true; that the work above described was actually done by him/her on the property described; that the amounts charged are such as allowed by law; and that not part of the same has been paid.

Subscribed and sworn to before me on this:

_____ day of _____ 2007
NOTARY PUBLIC, _____ COUNTY

ACKNOWLEDGMENT OF SUPERVISOR

I have reviewed the photographs and submitted charges. Based on this, I authorize payment in the amount as shown above.

 Authorized City Representative -

 DATE

13 APR 18 PM 12:10:07

13 APR 18 PM 11:31:42

Photo History > 2731 16th Ave S> RFS: 13-0970085

021 REMOVE RUBBISH

4/17/2013 Brown, Forrest



Loose trash.

4/17/2013 Brown, Forrest



Bags of trash and loose debris in yard.

Photo History > 2731 16th Ave S> RFS: 13-0970085

4/17/2013 Brown, Forrest



Window pane.



BEFORE

2731 16TH AVE S
MARK CEBALLES
RICKY DIXON
1 OF 4



BEFORE

2731 16TH AVE S
MARK CEBALLES
RICKY DIXON
2 OF 4



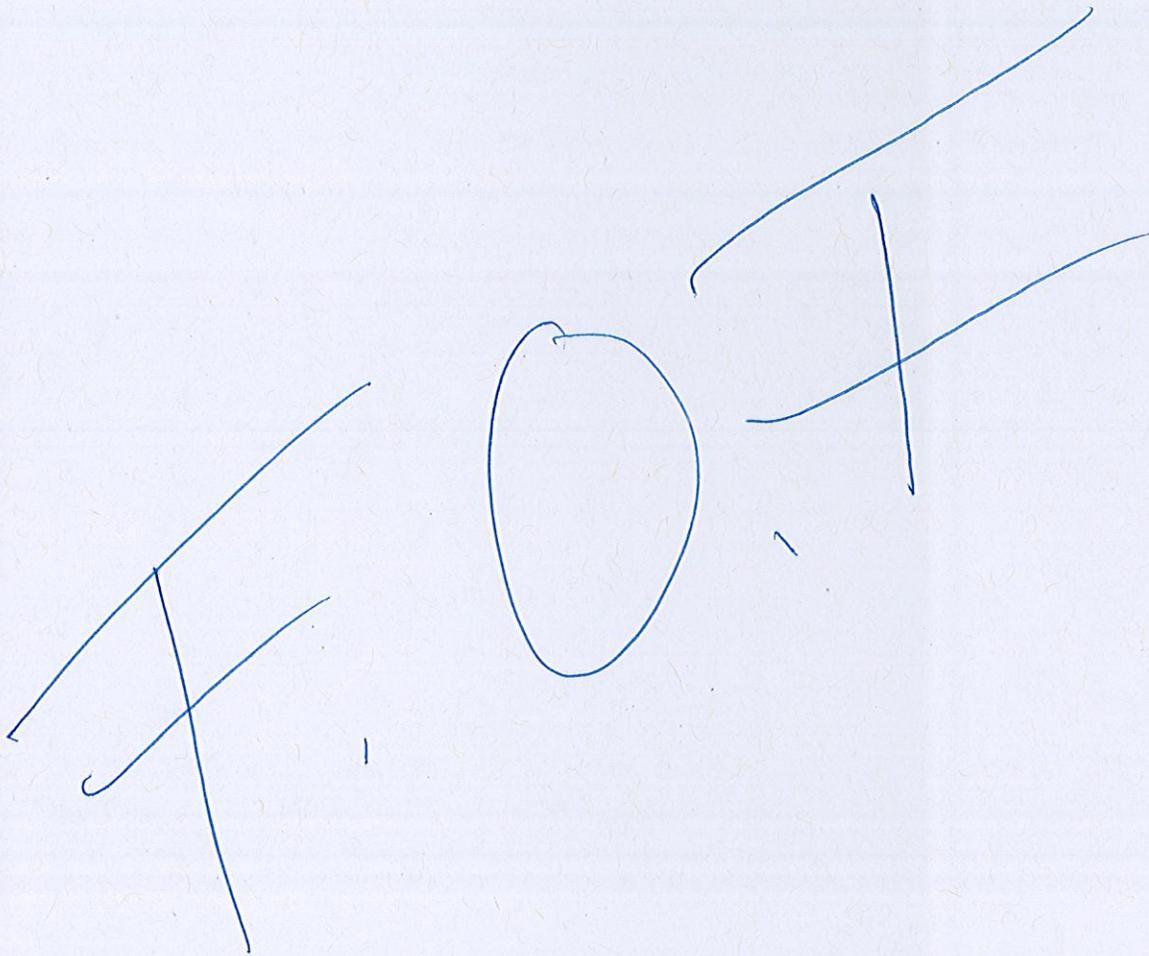
AFTER

2731 16TH AVE S
MARK CEBALLES
RICKY DIXON
3 OF 4

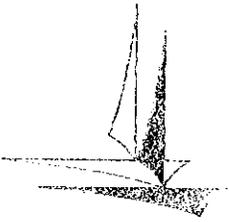


AFTER

2731 16TH AVE S
MARK CEBALLES
RICKY DIXON
4 OF 4



NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE



August 19, 2013

Minneapolis
City of Lakes

Property Address: 2731 – 16th Avenue South

Regulatory Services
Department

Mohamed Mohamud
2716 – Portland Avenue
Minneapolis, MN 55407

Housing Inspections
Services Division

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910 and 244.1940)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) **Repeated accumulation of weeds, vegetation, junk, debris, or rubbish**
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Property with Rental Dwelling Units of 2+ must provide Recycling Services.
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

Documentation is attached which refers to the above checked standard(s) in violation.

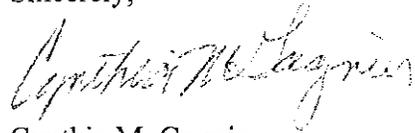
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other remedies such as condemnation or legal action.

If you do not appeal this action within 15 days from the date of this notification, the City Council may take action to Revoke your license(s).

If the City Council revokes the Rental License(s), the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

Sincerely,



Cynthia M. Gagnier
Manager, Administrative Services
612-673-5898

Enclosure

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections

**NOTICE TO TENANTS
OF RENTAL LICENSE REVOCATION,
DENIAL, NON-RENEWAL OR SUSPENSION**

To Renters of 2731-16th Av. S.

The license your landlord needs for this building cannot be given at this time due to:

Repeated Nuisance Violations L55

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 9-12-13

You will be notified when this action becomes final. If the City Council revokes the rental license for this building, you will be given time to move. The Rental License is still valid until this action becomes final.

FOR GENERAL INFORMATION, PLEASE CALL 311

Date Posted: 8-21-13

English- Attention. If you want help translating this information, call
Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Kashih Yusuf 8/20/13</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Mohamed Mohamed 2716 - Portland Av. Mpls, MN 55407</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7010 1870 0002 5038 0901</p>

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7010 1870 0002 5038 0901

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For More Information Visit Our Website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee <small>(Endorsement Required)</small>		
Restricted Delivery Fee <small>(Endorsement Required)</small>		
Total Postage & Fees	\$	

Sent To: Mohamed Mohamed
Street, Apt. No., or PO Box No.: 2716 - Portland Av.
City, State, ZIP+4: Mpls MN 55407

214.1910. Licensing standards. (A) The following minimum standards and conditions shall be met by and/or to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be sufficient grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or units and/or denial or for the imposition of reasonable conditions or restrictions upon such a license pursuant to section 259.165

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of inspections and his or her designated representative to perform a rental license review inspection as set forth in section 244.2000(c).
- (9) The licensee shall maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register and shall inform the director of the location at which the register is kept. The register shall be available for review by the director or his or her authorized representatives at all times.
- (10) The licensee shall submit to the director of inspections or an authorized representative of the director, at the time of application for a rental dwelling license and for just cause as requested by the director, the following information: the number and kind of units within the dwelling (dwelling units, rooming units, or shared bath units), specifying for each unit, the floor number, and the unit number and/or letter and/or designation.
- (11)
 - a. There shall be no delinquent property taxes or assessments on the rental dwelling, nor shall any licensee be delinquent on any financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.
 - b. The licensee or applicant shall have satisfied all judgments duly entered or docketed against the licensee or applicant by any court of competent jurisdiction arising out of the operation of a rental property business. This subsection shall not be found to have been violated if the licensee or applicant demonstrates that the underlying case or action leading to the entry of judgment is being properly and timely removed to district court or otherwise appealed, or when the judgment is being paid in compliance with a payment plan accepted by either a court possessing jurisdiction over the judgment or the judgment creditor or during any period when the enforcement of the judgment has been duly stayed by such a court. This subsection shall become effective January 1, 2008.
- (12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (13)
 - a. Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.
 - b. Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.
- (14) No new rental dwelling license shall be issued for the property during the pendency of adverse license action initiated pursuant to section 244.1940

- (15) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the director of inspections in accord with the provisions of section 244.1840
- (16) a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.
- b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it 3) holding for retrieval by the tenant upon one (1) business-day's notice.
- c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.
- d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.
- e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to section (b).
- f. Violation of this subsection, 244.1910(16), may result in an administrative citation, or may contribute to the denial or revocation of a rental license.
- g. This subdivision shall become effective December 1, 2004.
- (17) An owner shall not have any violations of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, at any rental dwelling which they own or have an ownership interest. A violation of Minnesota Rule Chapter 1300.0120 subpart 1 shall result in a director's determination of noncompliance notice being sent, pursuant to 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred.
- (18) The owner, where the owner pays the water bill for a rental dwelling, shall not allow the water to be shut off for non-payment. If water to a rental dwelling has been turned off, for lack of payment by the owner it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license or provisional license.
- (19) The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.
- (20) A licensee or owner/landlord shall not be in violation of section 244.265 of this Code, which requires owner/landlords to notify tenants and prospective tenants of pending mortgage foreclosure or cancellation of contract for deed involving the licensed property.
- (21) Any person(s), having an ownership or management interest in any property, upon a second violation of section 244.1810 by allowing to be occupied, letting or offering to let to another for occupancy, any dwelling unit without having first obtained a license or provisional license, shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of two (2) years.
- (22) The owner or licensee shall not be in violation of section 225.780, which requires every owner of a building containing two (2) or more dwelling units to provide for recycling services.
- (23) The licensee or applicant shall not have any unpaid fines or fees owing to the City of Minneapolis related to their rental property.

(90-Or-235, § 6, 9-14-90; 91-Or-220, § 1, 11-8-91; 94-Or-124, § 1, 9-16-94; 95-Or-097, § 2, 6-30-95; Ord. No. 97-Or-056, § 8, 6-27-97; 99-Or-163, § 5, 12-17-99; 2001-Or-074, § 1, 6-22-01; 2003-Or-070, § 2, 6-20-03; 2004-Or-122, § 1, 10-22-04; 2005-Or-008, § 1, 2-11-05; 2006-Or-115, § 2, 10-20-06; 2007-Or-063, § 1, 8-31-07; 2008-Or-016, § 4, 2-29-08; 2009-Or-044, § 2, 5-22-09; 2010-Or-041, § 1, 4-16-10; 2011-Or-044, § 1, 4-29-11; 2011-Or-108, § 4, 11-18-11; 2013-Or-040, § 1, 4-12-13)

244.1930. Director's determination of noncompliance; notice. (a) If the director of inspections determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 244.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.

(b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.

(c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.

(d) Whenever a notice of noncompliance is issued under this section, the director of inspections shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.

(e) The director of inspections shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99; 2011-Or-044, § 2, 4-29-11; 2011-Or-108, § 5, 11-18-11)

244.1940. Denial; non-renewal; revocation; suspension. (a) If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, or if the director determines that a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time, under the same owner/licensee, the director shall mail the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit, a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

(1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).

(2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.

(3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.

(4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.

(5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.

(6) The notice shall describe how an appeal may be filed under section 244.1960.

(7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office.

(b) Lapsed licenses. If a license lapses, or is surrendered, withdrawn, terminated, or otherwise becomes ineffective, the director may proceed, pursuant to subdivision (a), with an action to deny, non-renew, revoke or suspend if the action was commenced prior any lapse, surrender, withdraw, termination or other loss of license.

(c) Any action taken under this section shall be instituted against the rental dwelling license held by the owner(s), licensee and the person designated by the owner as the person responsible for the maintenance and management of the licensed property. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04; 2011-Or-044, § 3, 4-29-11; 2011-Or-108, § 6, 11-18-11)

225.660. - Solid waste collection outside of refuse containers; charges.

(a) City haulers of solid waste in the city shall collect, gather-up and haul all solid waste, building or demolition debris, tires, or yard waste lying within a radius of twenty (20) feet of the solid waste collection point. The radius shall be applied only within the boundaries of the property on which collection takes place. If solid waste lies in a continuous pile within and outside the area circumscribed by the radius line, haulers shall proceed beyond the radius line to collect and gather-up solid waste. Under regulations drafted by the city engineer, time limitations and charges may be established for the collection under this section.

(b)

With respect to each instance in which haulers are required to collect, gather-up and haul solid waste under paragraph (a) above, written notice shall be provided to any person or persons requiring such service that all future collections, gathering-up and hauling required for health, safety and welfare purposes, shall be done at the expense of the utility bill payer.

(c)

The city engineer shall establish a schedule of service charges and procedures for services provided under paragraph (a), which shall reasonably relate to the additional cost of the service required. Service charges shall be:

(1)

Added to the utility bill as provided in section 509.870; or

(2)

Added to the account of a previous utility bill payer if the city engineer determines that a previous utility bill payer is responsible for the solid waste which was gathered up; or

(3)

Billed to the taxpayer if there is information or materials in the solid waste which was gathered up that reasonably indicates the utility bill payer was not the source of the solid waste. The decision to bill the taxpayer will be made on a case by case basis, and nothing herein shall require the city engineer to bill the taxpayer.

(d)

If any bill in paragraph (c)(3) for additional service is delinquent it may be assessed against the property served in the manner and under the provisions of section 225.660, (91-Or-215, § 1, 10-25-91; 92-Or-068, § 1, 5-22-92; 96-Or-046, § 40, 5-24-96; 98-Or-132, § 9, 11-13-98)

18.77.01, Offensive conditions and vegetation declared.

(a) *In general.* No owner, agent or occupant of any privately owned lands or premises shall place upon, or permit upon the owner's premises any noxious weeds as are defined in Minnesota Statutes or Minnesota Rules, dirt or rubbish, or any swill, offal, garbage (except in authorized containers), ashes, barnyard litter, manure, yard cleanings, dead animals, inoperable vehicle as defined in the Zoning Code, or any other foul or unhealthy material, or any other condition on said premises, in such a manner as to constitute a nuisance. Except as part of a managed natural landscape as defined in this section, any weeds or grass growing upon any lot or parcel of land in the city to a greater height than eight (8) inches or which have gone or are about to go to seed are hereby declared to be a nuisance condition and dangerous to the health, safety and good order of the city. Ground cover planted and maintained above earth-sheltered buildings need not comply with the height limitation of this section; however, such ground cover shall not contain noxious weeds. Fallen trees, fallen tree limbs, dead trees, dead tree limbs, which in the opinion of the director of inspections constitute a health, safety or fire hazard, are declared to be a nuisance condition. Further, when in the opinion of the director of inspections, trees, brush and plant growth, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of sections 244.1580 or 427.280 shall also constitute a nuisance condition.

(b)

Right to install and maintain a managed natural landscape. An owner, authorized agent, or authorized occupant of any privately owned lands or premises may, consistent with this subsection and all other applicable laws, statutes, rules and ordinances, install and maintain a managed natural landscape.

(1)

Definitions.

Managed natural landscape means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings.

Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.

Noxious weed shall have the meaning assigned by Minnesota Statutes, Section 18.77, Subd. 8.

Ornamental plants means grasses, perennials, annuals and groundcovers purposefully planted for aesthetic reasons.

Rain garden means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes and rivers.

Turf-grass lawn means a lawn comprised mostly of grasses commonly used in regularly cut lawns or play areas (such as but not limited to bluegrass, fescue, and ryegrass blends), intended to be maintained at a height of no more than eight (8) inches.

(2)

Findings. The city council finds that the installation and maintenance of managed natural landscapes is beneficial to the city's environment and its residents and serves to further adopted city goals in that managed natural landscapes require fewer potentially harmful and costly inputs, improve stormwater retention, increase water quality and biodiversity, reduce greenhouse gas emissions, and provide habitat for wildlife such as birds, butterflies and other beneficial insects and species.

(3)

Requirements.

a.

Managed natural landscapes may include plants and grasses in excess of eight (8) inches in height and which have gone to seed, but may not include any noxious weeds and must be maintained so as to not include unintended vegetation.

b.

Managed natural landscapes may not include any plantings, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of sections 244.1580 or 427.280

c.

Managed natural landscapes shall not include turf-grass lawns left unattended for the purpose of returning to a natural state. (Code 1960, As Amend., § 782.010; Ord. of 7-26-74, § 1; 80-Or-180, § 1, 8-8-80; 82-Or-181, § 1, 9-24-82; 84-Or-147, § 1, 8-10-84; 84-Or-176, § 1, 9-28-84; Pet. No. 251060, § 51, 12-15-89; 99-Or-035, § 1, 4-9-99; 2000-Or-096, § 1, 10-13-00; 2011-Or-079, § 1, 9-2-11)

227.109. Abatement of offensive conditions and vegetation.

(a) When there exists on private property a condition which is in violation of section 227.90, a notice to remove the offensive matter or correct the nuisance condition shall be served by the chief of police, the chief of the fire department, director of inspections, commissioner of health, or their authorized representatives, upon the owner. Such notice may be served personally or may be served by mail. Such notice shall describe the matter to be removed and require removal thereof within three (3) days not to include Saturdays, Sundays or holidays following service of the notice. If at the end of said three (3) days following service of such notice the offensive matter has not been removed, or the nuisance condition corrected, the city shall cause the correction or removal and disposition.

(b)

For properties in which there have been two (2) or more notices issued to remove offensive matter or to correct nuisance conditions within the prior twelve-month period, compliance with section (a) shall not be required. For these properties, the second notice issued within a twelve-month period shall contain a general notice that the city may abate future violations of section 227.90 without providing additional specific notice of the violation. This general notice shall remain in effect for twelve (12) months from the date it is sent. This notice shall inform the owner that the costs incurred by the city will be assessed pursuant to the procedure set forth by this ordinance.

(c)

Whether notice was provided pursuant to section (a) or section (b), all costs, including an administrative fee of one hundred dollars (\$100.00), incurred by the city for the removal and disposition of the offensive matter or for correcting the nuisance shall be assessed, levied and collected as a special assessment payable in one (1) sum or by up to ten (10) equal annual installments as the council may provide against the premises from which it was removed, in the manner provided for in this section. In cases where there have been one (1) authorized removal of offensive conditions and/or vegetation at a given site within any twelve-month period, the second and subsequent abatement assessments shall have a double administrative fee until such time as no authorizations are required for a period of twelve (12) months.

(d)

When the city causes the correction or removal and disposition of a nuisance under this section, the chief of police, the chief of the fire department, director of inspections, commissioner of health, or their authorized representatives shall mail to the owner a notice of intent to assess the costs of said action. Such notice shall state the amount and basis for the costs and the time, date and place of a hearing before a

hearing officer appointed by the council to determine the validity and amount of the proposed assessment. The notice may require, as a prerequisite to an owner's challenge of an assessment, that the owner file written objections to the assessment no later than fifteen (15) days before the hearing. The notice shall state that the owner may appeal the assessment to the district court within thirty (30) days after the adoption of the assessment by the council at an annual meeting. The notice shall also inform the owner of the provisions of Minnesota Statutes Sections 435.193 to 435.195 and of the existence of any deferment procedure.

(e)

"Owner," for the purposes of this section, shall mean the person who is listed as the contact person on the current rental licensing application on file with the city, if any, or, if none, the person listed as owner by the city assessor on the homestead record, or, if none, the taxpayer as shown by the records of the city assessor. (Code 1960, As Amend., § 782.011; Ord. of 4-27-73, § 1; Ord. of 8-31-73, § 1; Ord. of 2-22-74, § 1; Ord. of 7-26-74, § 2; 87-Or-077, § 1, 5-8-87; 93-Or-141, § 2, 10-1-93; 2005-Or-075, § 1, 9-2-05; 2008-Or-007, § 1, 2-1-08)