

Memorandum

TO: City Council
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: August 18, 2025
SUBJECT: Nuisance Abatement - 1613 Knight Street
ITEM NUMBER: 10.a
SECTION: GENERAL BUSINESS

REQUESTED MOTION

To adopt Resolution No. 25-60, authorizing the abatement of multiple public nuisances for property located at 1613 Knight Street.

INTRODUCTION

The city council is being asked to order an abatement of public nuisances for property located at 1613 Knight Street. The council has the authority to declare and abate nuisances on private property that do not comply with the city's property maintenance standards.

DISCUSSION

Property conditions and history

In March of 2025, staff became aware of the potential of heavy content inside the home. Staff attempted to make contact with the owner to gain access to inspect the inside March 27, April 7, April 17, and April 29. On May 29, 2025, 1613 Knight St was inspected by city staff where they found multiple violations of the property maintenance and state fire code. Staff connected the homeowner with Ramsey County to assist in removing the items but has since been shown little to no evidence that there has been progress in remediating the conditions. The property owner was notified that they city would look to abate the property if serious progress was not made on the conditions inside the property. Staff contacted the homeowner on June 17, July 1, and July 17, where staff found that while there had been some small improvements, overall the conditions were in a similar state to what was observed previously. The property has remained in non-compliance with numerous code violations.

Listed below is are the sections of the code and the violations that have been documented. They all relate to [Section 28, Interior of Structures](#):

- City Code Sec. 28-34 (4) Access (a): Where access is permitted by way of windows, the windows shall be arranged and maintained so as to be easily opened.
- City Code Sec. 28-34 (4) Access (c): In every occupied building or structure, means of egress from all parts of the building shall be maintained free and unobstructed with a

minimum of three feet unobstructed travel path. Means of egress shall be accessible to the extent necessary to ensure reasonable safety for occupants having impaired mobility.

- City Code Sec. 28-34 (11) Fire Safety (a): Single- or multiple-station smoke alarms shall be installed and maintained in accordance with the International Fire Code and state law.
- City Code Sec. 28-34 (11) Fire Safety (b): Every single-family dwelling and every multifamily dwelling unit shall be provided with an approved and fully operational carbon monoxide alarm within ten feet of each room lawfully used for sleeping purposes in accordance with state law.
- City Code Sec. 28-34 (12) Cleanliness: Residential structures, including common areas of multifamily dwellings, and dwelling interiors shall be maintained in clean and sanitary condition, free of accumulations of combustible materials, garbage and refuse so as not to breed insects and rodents, produce dangerous gases, odors and bacteria, mold or other unsanitary conditions, or create a fire hazard.
- City Code Sec. 28-36 Interior Storage (c): Combustible materials shall not be stored in hallways, stairways, and landings unless a minimum of three feet unobstructed travel is provided.
- City Code Sec. 28-36 Interior Storage (d): Rooms within the dwelling unit, other than those identified in section 28-37, may be used for storage purposes provided a minimum of three feet unobstructed travel is provided to doors and windows.
- City Code Sec. 28-37. - Room function; kitchen: Interior storage shall not interfere with the primary function of the following rooms: kitchen, bathrooms, living room, hallways, and bedrooms that are used for sleeping purposes. The dwelling unit shall have permanently installed cooking appliances (oven and stove), and a refrigerator, including freezer, that is in safe operating condition.

Section 22-4 - Abatement Procedure

The conditions identified above are defined as a public nuisances in the city's code.

Abatement notices are posted on the property and also sent via mail to the property owner of record. The notice specifies that the nuisance refuse and debris must be moved within five (5) working days, and if that nuisance remains, the city council will hold a hearing to order the abatement of the nuisance. The notice also identifies the time and date of the hearing scheduled before the city council. The property owner has the right to appear at the hearing.

If the council orders the abatement, the city will abate the nuisance and the cost of the abatement, including administrative costs, will be charged to the property owner and certified against the property for collection with taxes if the bill is not paid. Staff has prepared Resolution 25-60 ordering the abatement of the public nuisance conditions, for consideration by the city council.

The Abatement Hearing Notice/Correction Notice has been mailed to the property owner, requiring the property be brought into compliance. If the abatement is ordered, the staff will

work to correct the conditions. The cost of correcting the public nuisance condition will be recovered by the city either by a lien against the property, by obtaining a judgment against the owner, or by special assessment.

Included with this report is a resolution to order the abatement of the nuisances on the property at 1613 Knight Street and documentation showing photographs of the property.

RECOMMENDATION

The property owner has been notified on numerous occasions regarding the code violations. Due to serious health, safety, and welfare concerns caused by the conditions, staff recommends that the city council conduct the required hearing and adopt Resolution No. 25-60 approving the abatement of the nuisance at 1613 Knight Street. The order specifies the corrections required to bring the property into compliance with the city's property maintenance and housing codes and would permit the city to abate the conditions. If the council approves the motion, staff will move forward with abatement of the nuisance conditions if they are not corrected within 30 days.

ATTACHMENTS

[Location Map](#)

[Resolution 25-60 Nuisance Abatement 1613 Knight St](#)