



AGENDA

**Mankato City Council
Emergency Meeting
July 30, 2026 - 8 a.m.
IGC - River Room**

1. **Call Meeting to Order**
2. Motion adopting Emergency Ordinance for the Immediate Securing of 312 Hubbell Avenue.
3. **Adjournment**



AGENDA RECOMMENDATION

City Council Emergency Meeting

2.

Meeting Date: 07/30/2026

Agenda Item:

Motion adopting Emergency Ordinance for the Immediate Securing of 312 Hubbell Avenue.

Recommendation/Action(s):

Adoption of the attached emergency ordinance.

Summary:

The City recently conducted an inspection with consent of the property owner of 312 Hubbell Avenue. The Council will recall that we have previously, through an Agreement with the property owners, worked on a voluntary abatement agreement of the property to clean up debris and nuisance items in the yard and on the exterior porch of the residence located at the property, twice.

On July 13, 2026, Sandra Weston and Alastair Weston (the property owners) consented to multiple city staff members entering the single-family residence located on the property to inspect the interior of the residence. During the July 13, 2026, inspection, City of Mankato's Building Official, Thomas Krause, found multiple building code violations and safety issues that pose an immediate danger to public health and safety. Conditions found are documented in Exhibit A attached to the resolution.

On Wednesday, July 29, the Building Official ordered the building to be vacated, with the authority granted in Minn. R. 1300.0180.

Minn. Stat. §463.251, subd. 4 allows a City Council, by ordinance, to order the emergency securing of a vacant building that presents an immediate danger to the health and safety of persons in the community. The building is now vacant.

Section 2.15 of the City of Mankato Charter allows for adoption of emergency ordinances "to meet a public emergency affecting life, health, property or the public peace" by a vote of at least five members of the Council; City staff took multiple photographs of the existing conditions dangerous to life, health and safety of occupants, copies of which are attached to the ordinance as Exhibit B.

Also, while city staff were on site at the time of the inspection, they were informed that the basement stairs were not structurally safe for anyone to go down into the basement and that, in addition to other unsafe and nuisance conditions, there was standing sewage in the basement.

Building Official Krause contacted Xcel Energy pursuant to his authority under Minnesota Rule 1300.0180, and Xcel Energy disconnected the utility services to the residence because of several electrical and mechanical system hazards that were found.

As a result of the severity of the code violations at the Property, Mr. Alastair Weston, the only legal occupant of the single family residence located on the Property, has vacated the residence pursuant to the Order to Vacate.

City Staff are asking that the City Council consider the emergency ordinance to secure the property. The costs to secure the property will be invoiced to the property owner and may become a lien against the real estate, which may be levied and collected as a special assessment.

Attachments

Emergency Ordinance

Exhibit A - Order to Vacate

Exhibit B - Photos

EMERGENCY ORDINANCE NO. _____

CITY OF MANKATO

**AN EMERGENCY ORDINANCE FOR THE IMMEDIATE SECURING OF 312
HUBBELL AVENUE IN THE CITY OF MANKATO**

The City of Mankato hereby ordains:

SECTION 1. BACKGROUND

WHEREAS, according to Blue Earth County property records, the property located at 312 Hubbell Avenue in the City of Mankato, Minnesota (“Property”), is owned by Norman and Sandra Weston, who are married to each other (“Fee Owners”), and is subject to a recorded contract for deed between the Fee Owners and Alastair Weston (“Contract for Deed Owner”). The Fee Owners and the Contract for Deed Owner are collectively referred to as the “Property Owners”; and

WHEREAS, the legal description of the Property is Lot 10 Block 1, Hubbell’s Addition to Mankato; and

WHEREAS, no known mortgages, liens or encumbrances exist related to the Property; and

WHEREAS, Mr. Alastair Weston has been residing at the Property, and the Fee Owners reside outside of the City of Mankato (“City”); and

WHEREAS, the Property Owners previously entered into a voluntary abatement agreement with the City and the City abated nuisance conditions in the yard and on the exterior porch of the residence located at the Property on two previous occasions; and

WHEREAS, Minn. Stat. §463.251, subd. 4 allows a City Council, by ordinance, to order the emergency securing of a vacant building that presents an immediate danger to the health and safety of persons in the community; and

WHEREAS, Section 2.15 of the City of Mankato Charter allows for adoption of emergency ordinances “to meet a public emergency affecting life, health, property or the public peace” by a vote of at least five members of the Council; and

WHEREAS, Minn. R. 1300.0180 authorizes city building officials to order any building or portion of a building to be vacated if its continued use is dangerous to life, health, or safety of the occupants; and

WHEREAS, Minn. R. 1300.0180 further provides building officials with authority to order disconnection of utility services to any building, structure, or system, regulated by the code, in the case of an emergency to eliminate a hazard to life or property; and

WHEREAS, on July 13, 2026, Sandra Weston and Alastair Weston consented to multiple city staff members entering the single-family residence located on the Property to inspect the interior of the residence; and

WHEREAS, during the July 13, 2026 inspection, City of Mankato's Building Official Thomas Krause found multiple building code violations and safety issues that pose an immediate danger to public health and safety, as described in the Order to Vacate the Property sent to the Property Owners, posted at the Property, and attached as Exhibit A; and

WHEREAS, city staff took multiple photographs of the existing conditions dangerous to life, health and safety of occupants, copies of which are attached as Exhibit B; and

WHEREAS, city staff, while on site at the time of the inspection, were informed that the basement stairs were not structurally safe for anyone to go down into the basement and that, in addition to other unsafe and nuisance conditions, there was standing sewage in the basement; and

WHEREAS, Building Official Krause contacted XCEL Energy pursuant to his authority under Minnesota Rule 1300.0180, and XCEL Energy disconnected the utility services to the residence because of several electrical and mechanical system hazards; and

WHEREAS, as a result of the severity of the code violations at the Property, Mr. Alastair Weston, the only legal occupant of the single family residence located on the Property, has vacated the residence pursuant to the Order to Vacate; and

WHEREAS, it is the desire of the City Council that the Property, which poses an immediate danger to the health and safety of any occupant, any invitee and the community at large, be secured through an emergency ordinance allowed pursuant to Section 2.15 of Mankato City Charter and Section 463.251 of the Minnesota Statutes until the hazards can be abated under local and state law.

SECTION 2. FINDINGS AND ORDER.

NOW, THEREFORE, BE IT RESOLVED, that based on the information presented, including the aforementioned facts, the Mankato City Council:

1. Finds that the Property presents an immediate danger to the health and safety of occupants, invitees and other persons in the community and that the structure is a hazardous building, as defined in Minnesota Statutes, Chapter 463, due to the unsafe conditions.

NOW, THEREFORE, BE IT ORDERED by the City of Mankato City Council as follows:

1. The Property shall be secured by City staff, either directly or through a hired contractor, by boarding up and locking down of any and all windows and doors, and by using any other methods deemed necessary by City staff to secure the Property and prevent illegal entry.
2. The City of Mankato public safety officers may remove any and all persons remaining in or on the Property after the deadline listed in the Order to Vacate and may use lawful and necessary means to clear the structure to ensure public safety.
3. The City of Mankato public safety officers or animal control personnel may remove domesticated pets left at the Property by any of the Property Owners (“abandoned animals”) and either transfer the abandoned animals to a municipal or partner shelter for temporary housing or to fulfill required holds under City Code or, if applicable, state law.
4. The cost of securing the Property may be a lien against the real estate, which may be levied and collected as a special assessment.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and shall be published and printed as prescribed for other adopted ordinances. This Ordinance shall stand repealed as of the 61st day following the effective date unless the City Council adopts another reenactment or repeals the Ordinance sooner.

Passed and adopted by the City Council of the City of Mankato this ____ day of _____, 2026.

By: _____
Najwa Massad, Mayor

Attest: _____
Rena Kopischke, City Clerk

EXHIBIT A: ORDER TO VACATE

EXHIBIT B: PHOTOGRAPHS



EXHIBIT A

NOTICE AND ORDER OF REVOCATION OF CERTIFICATE OF OCCUPANCY

ISSUING AGENCY: City of Mankato Department of Community Development
DIVISION: Building Inspector, Tom Krause, Division of Building Inspections
DATE OF ISSUANCE: July 29, 2026
METHOD OF SERVICE: Certified Mail - Return Receipt Requested / Posted on Property
TO (RECORD PROPERTY OWNER): Alastair Weston (CFD); Sandra & Norman, 1651 Gardena Ave NE
Fridley, MN 55432
MAILING ADDRESS OF OWNER: 312 Hubbell Avenue, Mankato, MN 56001; 1651 Gardena Ave NE
Fridley, MN
TARGET PROPERTY ADDRESS: 312 Hubbell Avenue, Mankato, MN 56001
PARCEL IDENTIFICATION / TAX LOT: R01.08.13.182.001
AFFECTED AREA: The Entire Structure

AUTHORITY AND OFFICIAL NOTICE OF ORDER TO VACATE.

NOTICE IS HEREBY GIVEN that pursuant to the authority vested in the Building Official under Minnesota Administrative Rule 1300.0180, this letter and notice serves as an official order to vacate the single-family dwelling located at the above target property address as that structures has been deemed unsafe and uninhabitable pursuant to Minnesota Rules, section 1300.0180. This determination is based on multiple concerns and violations viewed and document after consent was provided to enter and inspect on Monday, July 13, 2026. These violations are listed below and represent conditions dangerous to life, health and safety of occupants, and invitees and pose a heightened fire and infestation risk as well which impacts the community at large.

1. Code Violation: 2020 Minnesota State Fire Code, Section 604-Electrical Equipment, Wiring, and Hazards.

Factual Finding:

- The front porch and several locations within the dwelling have exposed wires without fixtures attached, broken light fixtures, broken outlets, broken switches.
- There are several extension cords and power strips being used improperly, such as the hard-wired extension located in the kitchen and the daisy chaining to power strips.
- Missing switch and outlet cover plates that are exposing live electrical wires.
- All of above represent a fire, electrical, and health hazard.

2. Code Violation: City of Mankato Ordinance Chapter 5, Article 1, Section 5-1, Missing Windows.

Factual Finding:

- There are several windows missing from their locations and have broken panes, exposing the interior of the dwelling to the exterior elements.
- These housing conditions adversely affect, or are likely to adversely affect, life, safety, health and general welfare of residents; make it impossible to meet minimum standards for heating, light and ventilation necessary to protect the health and safety of occupants; and do not meet minimum standards for the maintenance of existing residential building.

3. Code Violation: 2020 Minnesota State Residential Code, Section R306-Sanitation and definition of Dwelling Unit.

Factual Finding:

- Upper-level toilet facility-lavatory has been removed and bathtub not connected to potable water supply.
- Kitchen-sink, refrigerator, and range have been removed.
- The above represents an unsanitary condition and a hazard to safety and health, by reason of inadequate maintenance, dilapidation, and damage resulting in an unsafe use.

4. Code Violation: 2020 Minnesota State Residential Code, Section R311-Means of Egress; 2020 Minnesota State Fire Code, Section 1031; City of Mankato Ordinance Chapter 5, Article 1, Section 5-1.

Factual Finding:

- There is not a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door.
- No handrail on stairway from the main level to the upper level, from the main level to the lower level and from the front porch and rear deck to grade.
- Portion of the front sidewalk providing access to the public way is missing and is being undermined.
- The above represent inadequate egress required by law.

5. 2020 Minnesota State Residential Code, Section R312-Guards and Window Fall Protection.

Factual Finding:

- Guardrail has been removed at the front porch and rear deck

6. Code Violation: 2020 Minnesota State Residential Code, Section R314-Smoke Alarms; 2020 Minnesota State Fire Code, Section 1103.8.

Factual Finding:

- Smoke alarms have been removed on all levels of the dwelling.
- Smoke alarms have been removed from the inside of all bedrooms.

7. Code Violation: 2020 Minnesota State Residential Code, Section R315-Carbon Monoxide Alarms; 2020 Minnesota State Fire Code, Section 1103.9.

Factual Finding:

- Carbon monoxide alarms have been removed throughout entire dwelling.

8. Code Violation: 2020 Minnesota State Fire Code, Section 315-General Storage.

Factual Finding:

- Household belongings have been piled/stored in a manner that presents a safety hazard, creating a heavy fuel load, and does not provide access to service the plumbing and mechanical equipment.

In addition to the above violations, a witness present at the physical inspection warned inspectors not to go into the basement as the stairs were structurally unsound, and that standing sewage existed in the basement.

ORDER TO VACATE AND CEASE USE

It has been determined that continued use of this structure and lot is dangerous to life, health, or safety of the occupants. As a result, **this structure must be vacated immediately and may not be occupied. Be advised utility providers have disconnected services to eliminate hazards to life and property.**

- **All occupants must completely vacate the structure by 5:00 p.m. on Wednesday, July 29, 2026.**
- **The structure will be physically posted with an "UNSAFE / DO NOT ENTER" placard by municipal officials. Removal of this placard by unauthorized persons is a violation of local law.**
- **A violation of this order may result in civil or criminal enforcement pursuant to Minnesota Rules, sections 1300.0140 and 1300.0150 and Minnesota Statutes, section 326B.082.**

If you have any questions or wish to discuss this matter further, please contact my office at (507) – 387-8547 or via email at Tkrause@mankatomn.gov. Our office hours are **Monday through Friday, 8:00 a.m. to 4:30 p.m.**

CERTIFICATION

I certify that I have inspected the above-described property and determined that the structure constitutes a hazardous building based upon the conditions identified herein.



Tom Krause
Building Official
City of Mankato, Minnesota

Phone: 507-387-8547

Enclosures: pictures (with mailed letter)





















































