

STATE OF MINNESOTA  
COUNTY OF ANOKA

CITY OF RAMSEY  
Code Enforcement Unit



August 11<sup>th</sup>, 2020

John Leukam  
Or Current Owner  
1471 160<sup>th</sup> Ln NW  
Andover, MN 55304

Dale Kopplow and Bill Nwameme  
Or Current Tenants  
8050 147<sup>th</sup> Ave NW  
Ramsey, MN 55303

**- NOTICE OF ABATEMENT-**

RE: Violations on Anoka County PID #29-32-25-14-0008 (8050 147<sup>th</sup> Ave NW)

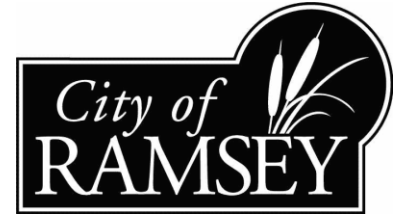
Dear Property Owner,

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy, and attractive for businesses and residents. A recent inspection of the above premises revealed the following violations of the Ramsey City Code as listed below:

- City Code Chapter 30-3 – Property conditions constituting a public nuisance.
- (6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler. This includes any accumulation of appliances, plumbing fixtures, furniture, equipment, remnants of wood (decayed or weathered) unused construction materials, stockpiles of rocks or dirt, or any items that could not be put to use in the manner that they are intended.
  - (14) Obstructions and excavations affecting the ordinary use by the public of streets, alleys, sidewalks, or public grounds except under such conditions as are permitted by this Code or other applicable law.
  - (25) The outdoor or outside storage of any abandoned or inoperable vehicles, as defined by this chapter.
    - a. Inoperable vehicle means any motor vehicle which cannot meet all of the following criteria:
      - (1) The vehicle must be able to be driven or propelled under its own power upon demand in its existing condition; and
      - (2) The vehicle must be able to be driven or propelled under its own power in a safe manner and not be wrecked, junked, or dismantled at the time of inspection and/or abatement; and
      - (3) The vehicle must have current license plates and tabs; and
      - (4) The vehicle must have current proof of liability insurance, as required by state law.
  - (26) The outdoor or outside storage of any part of a motor vehicle or piece of machinery that

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is deteriorating or unusable or intended to be used as salvageable parts.

- *Permitted Uses in the COR Business District*
  - Outdoor storage is not an allowed use in the COR Business District.
  - All items stored outside must be appropriately sheltered.
  - Staff has no record of this use, nor auto repair, being lawful, non-conforming on the site. Additionally, the cannibalization of vehicles is strictly prohibited.

The City has sent notices of violation for the property on April 9<sup>th</sup>, 2020, April 30<sup>th</sup>, 2020, and June 30<sup>th</sup>, 2020. Staff was able to inspect the property on August 3<sup>rd</sup>, 2020 and found the violations listed above. An abatement of the property was approved as part of the consent agenda at the City Council meeting on July 28<sup>th</sup>, 2020. **You have fourteen (14) days from the date of this letter to:**

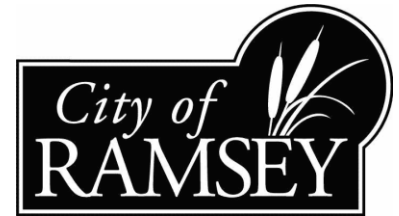
- **Remove or properly store the items listed below; or**
- **The items will be removed from the property, and the property owner will be billed up to 150% of the expense.**

Please contact the Community Development Department at 763-433-9824, or myself at 763-576-4314 if you have any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian McCann". The signature is fluid and cursive.

Brian McCann | Planning Technician  
763-576-4314 | bmccann@cityoframsey.com  
Community Development Department

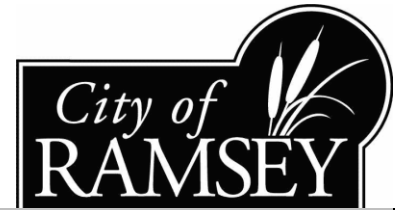


**List of Vehicles/Trailers/Containers/etc. for Abatement**

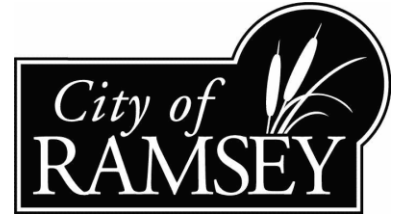
Vehicles/Trailers/Containers/etc.					
<u>Vehicle/Item Color</u>	<u>Vehicle Make</u>	<u>Vehicle Model</u>	<u>License</u>	<u>Image(s) Number</u>	<u>Additional Notes</u>
Grey	Trailer		40A-525	IMG_0049	Parked on 147th Ave NW, no tabs
Black	Chevy	Silverado	None	IMG_0050 IMG_0052	Items in truckbed, no license, parked on Ferret St NW
White	Trailer		29116	IMG_0051	Parked in ROW
Red	Ford	Truck	None	IMG_0054	Parked in ROW
Black	Semi-Truck and trailer		YTD4147	IMG_0055	Parked in ROW
Grey	Cargo Container		N/A	IMG_0065	Parked on grass/dirt
White	Trailer		N/A	IMG_0067	Parked on grass/dirt
White	"Thermo King" Trailer		N/A	IMG_0067	Parked on grass/dirt
Grey	Saturn	N/A	230-MXV	IMG_0068	Expired tabs, inoperable
White/Grey	"Celadon" Trailer		N/A	IMG_0069	Parked on grass/dirt
Red	Chevy	N/A	436-NCZ	IMG_0070 IMG_0071	Expired tabs, missing truckbed
Blue	Chevy	Silverado SS	GT0394	IMG_0072 IMG_0073	Expired tabs
Grey	Freightliner semi-truck and trailer		N/A	IMG_0075	Parked on grass/dirt
White	"Thermo King Circle C Express" trailer		N/A	IMG_0076	Parked on grass/dirt
White	Volvo semi-truck and trailer		PAP6240	IMG_0077	Parked on grass/dirt
Red	Freightliner truck		None	IMG_0078	Attachment carrying vehicle parts
Navy Blue	KW semi-truck		YBU2236	IMG_0079	Parked on grass/dirt
White	Volvo semi-truck and trailer		VE2768	IMG_0083	Parked on grass/dirt
Dismantled vehicle			None	IMG_0084	Parked on grass/dirt, inoperable
White	Trailer		None	IMG_0084	Parked on grass/dirt
White/Orange	Ford	Cargo Van	YBU2236	IMG_0087 IMG_0094	Parked on grass/dirt, expired tabs
White	Volvo	Semi-truck	N/A	IMG_0088 IMG_0093	Parked on grass/dirt
White	Ford	Explorer	69583	IMG_0089 IMG_0091	Inoperable, possibly expired tabs
Blue	Truck		None	IMG_0089 IMG_0092	No license
Black	Audi	A6	823-GVK	IMG_0095	Expired tabs
Tan	Toyota	Corolla	6BV754	IMG_0096	Expired tabs, inoperable
White	Chevy	Van	CH192	IMG_0097	Expired tabs
White	Chevy	Cargo Van	YND3263	IMG_0098	Expired tabs
Blue	Honda	Pilot	PCU-878	IMG_0099	Expired tabs, inoperable
Grey	Nissan	Versa	130-BKH	IMG_0100	Expired tabs
White	Toyota	N/A	HFT 6759	IMG_0101 IMG_0102	Inoperable, possibly expired tabs, same license as vehicle in row 37
Black	Mercedes-Benz	N/A	085-RXG	IMG_0103	Expired tabs, leaking fluids into dirt
Black	Chevy	Equinox LT	HFT 6759	IMG_0105	Inoperable, possibly expired tabs, same license as vehicle in row 35

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Black	Lincoln	Navigator	AZX-999	IMG_0106 IMG_0107	Expired tabs, inoperable
White	BMW	325xi	DAU-697	IMG_0108	Expired tabs
Tan	Dodge	Nitro	ACY-683	IMG_0109 IMG_0110	Expired tabs
Black	Audi	N/A	None	IMG_0111 IMG_0112	Inoperable, no license
Black	Sedan		TRX-417	IMG_0114	Inoperable, possibly expired tabs
Black	Sedan		051-UAZ	IMG_0115 IMG_0116	Expired tabs, inoperable
Blue	Infiniti	N/A	None	IMG_0117	No license
White	Mercedes-Benz	N/A	946-RKL	IMG_0118	Expired tabs
Black	Sedan		783-MGR	IMG_0119	Expired tabs, inoperable
Brown	Sedan		N/A	IMG_0122	Inoperable
Grey	Mazda	CS-5	5CB343	IMG_0123	Expired tabs, inoperable
White	Jeep	N/A	754-MXX	IMG_0124 IMG_0126	Expired tabs, inoperable, shared license with IMG_0127
Black	Mercedes-Benz	N/A	N/A	IMG_0125	No license
Black/White	Audi	Van	980-NAP	IMG_0127 IMG_0128 IMG_0133	Expired tabs
White	Audi	N/A	754-MXX	IMG_0130	Expired tabs, shared license with IMG_0124
Grey	Toyota	Avalon	None	IMG_0131 IMG_0134	No license, inoperable
Light Green	Sedan		None	IMG_0132	No license, inoperable
Light Green	SUV		TBH-837	IMG_0136	Expired tabs
White/Green	Trailer		RU85339	IMG_0135 IMG_0139	Expired tabs
Brown	Chevrolet	Truck	883-KNY	IMG_0137	Expired tabs
Brown	Boat		N/A	IMG_0146	Parked on grass/dirt
Black	Ford	N/A	N/A	IMG_0148	Vehicle being used for storage, parked on grass/dirt
Rusted	Chevrolet	N/A	None	IMG_0149	Rusted, junk vehicle
Rusted	Mercury	N/A	MTG-761	IMG_0158	Rusted, junk vehicle, expired tabs, parked on grass/dirt
Grey	Chevy	N/A	BZH-986	IMG-0160	Expired tabs, parked on grass/dirt
Red/Black	SUV		500-UWA	IMG_0161	Parked on grass/dirt
Covered vehicle			N/A	IMG_0159	Parked on grass/dirt
Grey	Audi	N/A	N/A	IMG_0162	Parked on grass/dirt



**List of Miscellaneous Items for Abatement**

<b>Miscellaneous Items</b>		
<i>Item</i>	<i>Image(s) Number</i>	<i>Additional Notes</i>
Metal cages	IMG_0061	Equipment on grass
Tires	IMG_0090	Outside waste/junk
Pallets/wood products	IMG_0066	Outside waste/junk
Trailer attachment	IMG_0080	Parked on grass/dirt
Metal shelving/ladders	IMG_0138	Outside waste/junk
Metal containers/equipment	IMG_0141	Outside waste/junk
Various vehicle parts/equipment/junk	IMG_0142	Outside waste/junk
	IMG_0144	
	IMG_0145	
	IMG_0151	
	IMG_0152	
Trailer attachment with John Deere and AC Unit	IMG_0145	Parked on grass/dirt, outside waste/junk
Trailer with vehicle parts	IMG_0150	Outside waste/junk