

CITY OF CALEDONIA, MINNESOTA

**RESOLUTION 2018-002**

**A RESOLUTION ORDERING THE RAZING OF A HAZARDOUS  
BUILDING AT 119 S. KINGSTON ST.**

**WHEREAS**, pursuant to Minn. Stat. §§ 463.15 and 463.261, the City Council of Caledonia finds the building located at 119 S. Kingston St. to be a hazardous building for the following reasons:

1. Broken windows and glass shards in surrounding area;
2. Structural holes in the building;
3. Exposed interior (missing roofing materials);
4. Numerous nails around the building perimeter; and

**WHEREAS**, the conditions listed above are more fully documented in the following:

1. Letter prepared by Caledonia Public Works and Zoning Director Casey Klug to John H. Hauser and Diane Hauser on December 19, 2017, a copy of which is attached to this resolution as Exhibit A; and
2. Photographs of the building taken by Casey Klug on December 19, 2017, copies of which are attached to this resolution as Exhibit B;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
CALEDONIA, MINNESOTA AS FOLLOWS:**

1. That pursuant to the foregoing findings and in accordance with Minn. Stat §§ 463.15 and 463.261, the Council orders the record owners of the above hazardous building or their representatives to make the following corrections on the property at 119 S. Kingston St.:
  - a. Per the owners' letter of intent, a copy of which is attached hereto as Exhibit C, demolition of said property to be completed by May 1, 2018.
2. That a motion for summary enforcement of the order will be made to the District Court of Houston County in which the hazardous building or property is situated unless corrective action is taken, or unless an answer is filed within the time specified in Minn. Stat. § 463.18, which is 20 days.
3. That in accordance with Minn. Stat. § 463.24, the owner or occupant must remove all personal property and/or fixtures that will reasonably interfere with razing the building by the deadline for razing the building, which is May 1, 2018. If the property and/or fixtures are not removed and the City enforces this order, the City may sell personal property, fixtures, and/or salvage materials at a public auction after three days posted notice.
4. That if the City must take actions to enforce this order, all enforcement costs will be specially assessed against the property and collected in accordance with Minn. Stat. §§ 463.22, 463.161, and 463.21, which may include obtaining a judgment against the owners of the real estate.

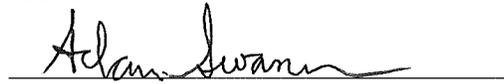
5. That the city attorney is authorized to serve this order upon the owners of the premises at 119 S. Kingston St. and all lien-holders of record.

6. That the city attorney is authorized to proceed with the enforcement of this order as provided in Minn. Stat. §§ 463.15 and 463.261.

**ADOPTED** by the Caledonia City Council this 8<sup>th</sup> day of January, 2018.

  
DeWayne "Tank" Schroeder, Mayor

ATTEST:

  
Adam G. Swann, Clerk-Administrator

STATE OF MINNESOTA )  
COUNTY OF HOUSTON )  
CITY OF CALEDONIA )

I, Adam Swann, city clerk and administrator of the City of Caledonia, do hereby certify that this is a true and correct transcript of the resolution that was adopted at a meeting held on the 8<sup>th</sup> day of January, 2018, the original of which is on file in this office. I further certify that 5 members voted in favor of this resolution and that 5 members were present and voting.

Signed Adam Swann  
Date January 11, 2018



# **Exhibit A**



December 19, 2017

Sent via Certified Mail  
John H. Hauser & Diane Hauser  
9837 County 5  
Caledonia, MN 55921

**Re: NOTICE OF DANGEROUS BUILDING  
AT 119 S. Kingston St.**

Dear Mr. & Mrs. Hauser:

Please be advised that the City has received many complaints about your property at 119 S. Kingston St. The building appears to constitute a hazardous building under M.S. § 463.15. Enclosed you will find photographic documentation of the conditions observed on your property. The roof is in great need of repair with a sheet of tin missing and many more loose, and it appears it is sagging in from the weather. There are many areas that are left open that attract rodents and other animals as well. The siding is falling off in many areas and windows are falling apart and etc. With the roof and siding falling apart nails have been an issue to the surrounding properties causing flat tires. I don't know the condition of the interior of the building, but can't imagine it's any better. It appears the building may be beyond repair. If a plan to remove the building is brought to the City or repairs to the building are not taken care of by January 4, 2018 the City Council will review the matter at its January 8, 2018 meeting and may determine that the building is hazardous and order the hazardous conditions repaired or the building removed and the costs billed to you. You are welcome to attend and address Council about the matter.

If you have any questions about the issues discussed herein, please contact me at (507) 725-3450.

Sincerely,

Casey T. Klug  
Public Works/Zoning Director  
City Of Caledonia



# **Exhibit B**





























NO  
DUMPING  
GARBAGE





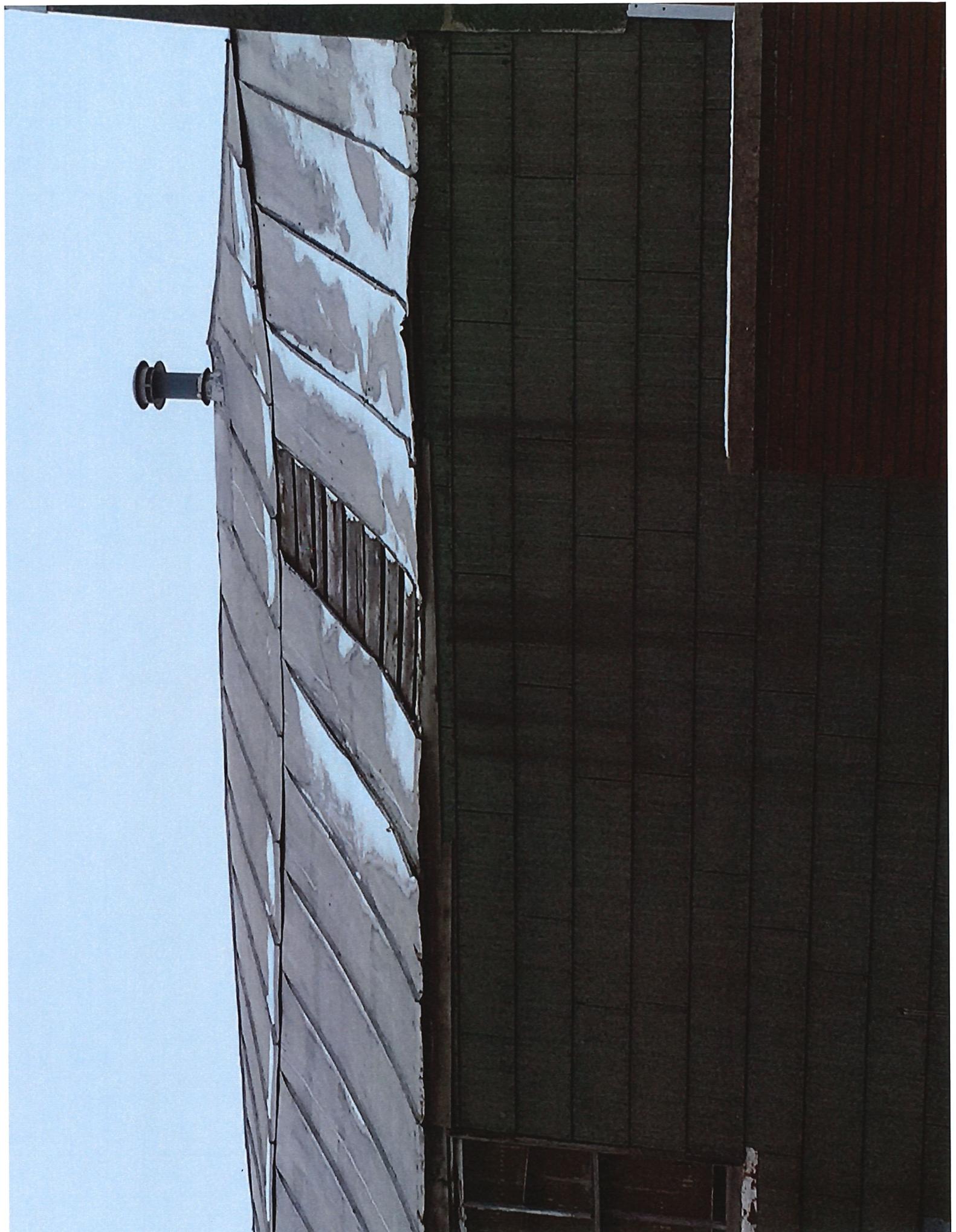


**PRIVATE PARKING**

Attorneys At Law

**RIPPE HANNELL & MURPHY**











# **Exhibit C**



Dec 30 2017

To the - City Council:

I met with Mr. Klug about the matter of the building, 119 S. Kingston. We have a plan to remove the building from the lot, tentatively around May 1, 2018.

Mr. Brian Klug will be taking care ~~and~~ of the removal of snow on the sidewalk of this building for the winter.

John H. Hauser  