

AGENDA
CITY OF ISANTI
COMMITTEE OF THE WHOLE MEETING

TUESDAY, JULY 19, 2022 – 5:00 P.M.
CITY HALL



- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Public Comment**

- E. Committee Meeting Items**
 - 1. Isanti Indoor Arena Restroom Request
 - 2. Rental Inspection Timeline Discussion
 - 3. Police Updates and Discussion

- F. Adjournment**



Memo for COW

To: Mayor Johnson and Members of City Council
From: Jordan Clementson, Parks, Recreation, & Events Coordinator
Date: July 13th, 2022
Subject: Isanti Indoor Arena – Public Bathrooms and Warming House

Background:

It is requested that Committee of the Whole consider the proposal from Rum River BMX concerning the public bathrooms at the Isanti Indoor Arena. They would like to remove the bathrooms from public use and take over the responsibility of securing, cleaning, and stocking the bathrooms for their own events. Bathroom availability would be at the discretion of Rum River BMX. They have expressed that the restrooms are always dirty and are frequently vandalized. This is a poor reflection on the City and Rum River BMX when events are hosted there. Bluebird Park will have bathroom facilities added with the construction of the splash pad in the summer of 2023. This would remove the need for public bathrooms at the Isanti Indoor Arena during the summer. Currently most people are utilizing the portable restrooms in the park over walking to the IIA.

Rum River BMX has also expressed interest in taking over the warming house area for their use as well. City staff have been looking into other options for a small warming house, such as a shed that can be placed in the park for the winter and be removed after the skating season. The current location of the warming house is a long walk from the actual skating rink. It would be great to have a warming house right next to the ice and we could place portable restrooms near the shed.

City staff have been internally discussing the future of the IIA. Staff feels there is an opportunity to sell the IIA to Rum River BMX. It could be a benefit to both entities. If we give up the bathroom and warming house the City will have no use in the building. The City could use funds from the sale for other projects. Rum River BMX would have autonomy to do what they wish in the building with out seeking council approval. Rum River BMX could see major cost savings in purchasing the facility over the current payment structure in place. Finance Director, Mike Betker, can elaborate more on this topic.

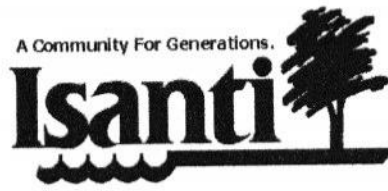
Request:

Staff is requesting direction on the following items:

- Giving Rum River BMX control of the public restrooms at the IIA
- Giving Rum River BMX control of the warming house area at the IIA
- To pursue potential sale of the IIA to Rum River BMX

Attachment:

Agenda Item Request from Rum River BMX



CITY OF ISANTI

110 First Avenue NW, P.O. Box 428, Isanti, MN 55040-0428

AGENDA REQUEST FORM

Instructions: If you want official action on an item **not on the agenda**, please complete this form and return it to the office of the City Clerk at City Hall. **All applicable areas must be completed or the form will not be accepted.** Your completed request will be presented at the next Committee of a Whole meeting.

1. Name (please print): Josh Robinson
Organization (Required if Applicable): Rum River BMX
2. Address (please print): [REDACTED]
3. Telephone No.: [REDACTED]
4. Agenda item subject: Public Restrooms on SW corner of
Isanti Indoor Arena
5. Action requested: Remove Restrooms from open public use and turn
responsibility for securing, cleaning, and stocking bathrooms
over to Rum River BMX. Bathroom availability would be at the
discretion of Rum River BMX.
6. Reasons for requested action: Bathrooms are never cleaned as is,
constantly being vandalized, and a burden for
the city to take care of.
7. Signature (Required): [Signature]

CITY USE ONLY:

Date/Time Received: _____ / _____ am / pm

Received by: _____



MEMORANDUM

TO: Committee of the Whole

FROM: Stephanie Hillesheim, Community Development Director

DATE: July 13, 2022

SUBJECT: Rental Inspection Timeline

Overview/Background

The Community Development Department conducts bi-annual inspections on all licensed rental units in the City of Isanti. The operating license deadline expires each year on December 31st of each year and license renewals are expected to be filed at least 60 days prior to the expiration date.

Following the receipt of renewal applications, the Building Official and the Community Development Specialist conduct rental inspections on each unit. These inspections are completed starting January 1st of each year.

Analysis

Since, Ryan Saltis and Matt Small having been working together on the Rental Licensing program they have been streamlining the process and have been finding ways to improve the experience for landlords and renters in Isanti. It has been discovered that conducting the inspections during the winter months presents its own set of challenges including unplowed driveways, snowy roads postponing scheduled inspections for landlords not residing in Isanti and increase messes when inspecting homes.

City staff would like the Committee's consideration of revising Chapter 256-7 of City Code to change the annual expiration date of rental licenses to June 1st of each year, allowing for more time to conduct inspections in better weather.

If the committee concurs that Staff can move forward with this change, the Community Development Department will review all of Chapters 253 and 256 referencing Rental Inspections and Licensing to ensure any additional recommendations for change will be made at the same time.

Attachments

- Chapters 253 and 256 City Code

Chapter 253

RENTAL DWELLINGS

[HISTORY: Adopted by the City of Isanti 5-6-2008 by Ord. No. 434. Amendments noted where applicable.]

§ 253-1. Purpose and intent.

It is the purpose of this chapter to protect the public health, safety and welfare of citizens of the City that have as their place of abode a living unit furnished to them for the payment of a rental fee to another. It is the intent of this chapter that uniform standards be established and applicable for all rental dwellings in the City.

§ 253-2. Definitions.

The following words and terms used in this chapter are construed and defined as follows:

DWELLING OR LIVING UNIT — A single unit providing complete independent living facilities for one or more persons including permanent provisions for living, eating, cooking, and sanitation. **[Amended 7-20-2021 by Ord. No. 763]**

OPERATE — To charge a rental fee for the use of a living unit in a rental dwelling.

RENTAL DWELLING — Any building with living unit(s) for hire. "Rental dwelling" does not mean on-campus dormitories, hospital units, nursing home units, assisted living units, and hotels or motels with daily rental units, located within the City, all of which shall be specifically exempt from registration and license under this chapter.

§ 253-3. License required; term; renewals.

No person, firm, corporation or other entity shall allow to be occupied or let to another a living unit in a rental dwelling for which a license has not been granted by the City. The license shall be issued biennially and shall expire on December 31, the second year after issuance. License renewals shall be filed at least 60 days prior to license expiration.¹

§ 253-4. Application for rental dwelling license.

A. Applications for rental dwelling licenses shall be made in writing to the City by the owner of the dwelling units or his/her legally designated agent. Before any rental dwelling license shall be issued or renewed, the owner shall complete an application. The following persons shall be authorized to sign and submit the application:

- (1) If the owner is a natural person, the owner thereof.
- (2) If the owner is a corporation, an authorized officer or agent thereof.
- (3) If the owner if a partnership, by a general partner thereof.

B. The registration statement shall be made on forms prescribed by the City and shall

1. Editor's Note: Former § 253-4, Residency requirements for owners, which followed this section, was repealed 11-4-2020 by Ord. No. 739, which ordinance also provided for the redesignation of former §§ 253-5 through 253-19 as §§ 253-4 through 253-18, respectively.

include:

- (1) The name, address and phone number of the owner of the rental dwellings.
 - (2) The name, address and phone number of any operator or agent actively managing the rental dwelling. If off site, provide further data as to who it is.
 - (3) If the operator or agent is a business entity, the names, telephone numbers, and addresses of individuals who will be involved in such management, together with a description of the scope of services and manner of delivering these services by the manager.
 - (4) If the registrant is a partnership, the name, address and phone number of all partners.
 - (5) If the registrant is a corporation, the name, address and phone number of all officers.
 - (6) If the rental dwelling is being sold on a contract for deed, the name and address for the vendees.
 - (7) The legal address of the rental dwelling.
 - (8) The number of units within the rental dwelling.
- C. Notification by the rental operator shall be given to the City within five business days with any change of information as required and stated in the initial application.

§ 253-5. Fees.

A. License fees.

- (1) Fees established; due date. License fees as set by the adoption of a fee schedule by the City Council shall be due 60 days prior to the license expiration date. (In the case of a new unlicensed rental dwelling, the license fee shall be due upon issuance of the certificate of occupancy prior to becoming a rental unit). In the case of licensing periods of less than two years, license fees shall be at the full rate as shown on the City's fee schedule. A license fee shall be collected for each unit in a rental dwelling, except owner-occupied units, which shall be exempt from inspection. **[Amended 8-18-2009 by Ord. No. 462]**
- (2) Filing due date and penalty. License renewal letters shall be sent to license holders 90 days before the expiration date of the license. An applicant shall have 30 days from the date stated in the letter to submit a completed application. A completed application includes all fees and relevant items. If the completed application is received in a time period after the thirty-day window, in the time period of 60 to 30 days before the expiration date of the license, the fee shall be 125% of the original fee charged for license renewal. If the completed application is received with less than 30 days before the expiration date of the license, the fee shall be 150% of the license renewal fee. If the application fee is received after the expiration date of the license, the fee shall be 200% of the license fee. Failure to maintain the license on a current

basis shall constitute a violation of this chapter. **[Amended 11-4-2020 by Ord. No. 739]**

- B. Reinspection fee. A fee as set by the City Council shall be charged for all reinspection necessary after the first reinspection prior to the receipt of a license. The reinspection fee(s) will be payable at the time of license renewal for the property.

§ 253-6. Conditions of license issuance.

- A. Compliance with chapter. The City shall issue a rental dwelling license if the building and the application are found to be in compliance with the provisions of this chapter.
- B. Conformance to laws. No rental dwelling license shall be issued or renewed unless the rental dwelling and its premises conform to the ordinances of the City and the laws of the State of Minnesota.
- C. The Council, in its discretion, may have the right to refuse to issue or renew a license for any premises on which taxes, assessments or other financial claims of the City are delinquent or unpaid. Delinquent or unpaid taxes, assessments or other financial claims of the City on the premises for which the license has been issued may be grounds for the revocation of a rental license. **[Added 3-17-2009 by Ord. No. 456]**

§ 253-7. Inspections, investigations and maintenance.

- A. No rental dwelling license shall be issued or renewed unless the owner of the rental units agrees in his/her application to permit inspections pursuant to this section.
- B. Every housing dwelling unit shall maintain the standards as stated in Chapter 256, Residential and Nonresidential Property Maintenance Standards.
- C. The Building Official/Inspector, Fire Marshal and/or their designated representatives are hereby authorized to enter the property and premises to conduct inspections reasonably necessary to the enforcement of this chapter.
- D. Persons inspecting any rental dwelling as provided herein shall notify the license holder and/or applicant of all violations, if any, by issuing a written compliance order. Said compliance order shall direct that compliance on housing maintenance code violations be made in no more than seven days, unless extended by the Building Official/Inspector and/or Fire Marshal based on good cause. **[Amended 7-20-2021 by Ord. No. 763]**
- E. All units shall have the appropriate smoke and carbon monoxide detectors as required in the Minnesota State Building Code. **[Amended 7-1-2008 by Ord. No. 438]**

§ 253-8. Nontransferability of license.

No rental dwelling license shall be transferable to another person or to another rental dwelling. Every person holding a rental dwelling license shall give notice in writing to

the City within five business days after having legally transferred or otherwise disposed of the legal control of any licensed rental dwelling. Such notice shall include the name and address of the person succeeding to the ownership or control of such dwelling or dwellings.

§ 253-9. Conduct of licensed property.

- A. Disorderly premises. It shall be the responsibility of the licensee to see that persons occupying the living units conduct themselves in a manner as not to cause the premises to be disorderly. For the purpose of this section, a licensed property shall be deemed disorderly upon the repeated occurrence within any twelve-month period of any one or more of any of the following activities:
- (1) Any violation of federal, state, or local statutes regarding controlled substances.
 - (2) Prostitution or prostitution-related activity.
 - (3) Illegal gambling or gambling-related activity.
 - (4) Illegal sales or consumption of any controlled substance, including but not limited to drugs or alcohol.
 - (5) Actions which constitute a violation of any Minnesota Statutes relating to disorderly conduct.
 - (6) Events which disturb the peace and tranquility of the neighborhood.
 - (7) Congregating in a tumultuous, noisy or rowdy crowd.
 - (8) Loud music constituting a nuisance or disturbing the peace.
 - (9) Activities causing excessive pedestrian, bicycle or vehicular traffic and/or parking problems and congestion.
 - (10) Indecent exposure or lewd conduct.
 - (11) Maintaining or permitting a public nuisance² in violation of any Minnesota Statutes.
 - (12) Any firearms or weapons activities in violation of any Minnesota Statutes.
 - (13) Any underage tobacco use or possession in violation of Minnesota Statutes.
 - (14) Any other actions which constitute a public nuisance under federal, state, or local laws or ordinances.
- B. Enforcement authority. The City Administrator and his/her designee shall be responsible for enforcement and administration of this chapter. Authority to take any action authorized by this chapter may be delegated to the City Administrator's designee.
- C. Other rules. Other rules and regulations as stipulated in Minn. Stat. Ch. 504B, as

2. Editor's Note: See also Ch. 216, Nuisances, of this Code.

may be amended, also apply to this chapter.

D. Notice of violation.

- (1) Upon determination by the City that a dwelling unit was used in a disorderly manner, as described in this section, the City shall give notice to the licensee of the violation and direct the licensee to take steps to prevent further violations. The disorderly manner shall be as defined in this section.
- (2) Steps for notice:
 - (a) There shall be verification of the occurrence of conduct prohibited by this chapter.
 - (b) Letter is sent via certified mail to the applicant for the rental dwelling license and the rental maintenance company notifying them of the violation and ordering remediation. The notice shall be sent within one month of the occurrence of the most recent violation noted therein.
[Amended 7-20-2021 by Ord. No. 763]

E. Second instance.

- (1) If a second instance of disorderly use of the dwelling unit occurs within three months of an incident for which a notice was given as specified in Subsection D of this section, the City shall notify the licensee to submit a written report of the actions taken and proposed to be taken by the licensee to prevent further disorderly use of the dwelling unit.
- (2) This written report shall be submitted to the City within five days of receipt of the notice/report of disorderly use of the living unit and shall detail all actions taken by the licensee in response to all notices of disorderly use of the dwelling unit within the preceding three months.

F. Third instance. If a third instance of disorderly use of the dwelling unit occurs within three months after any two previous instances of disorderly use for which notices were given to the licensee pursuant to Subsections D and E of this section, the rental dwelling license for the rental dwelling may be denied, revoked, suspended or not renewed. An action to deny, revoke, suspend, or not renew a license under this section shall be initiated by the City which shall give to the licensee written notice of a hearing before the City Council to consider such denial, revocation, suspension or nonrenewal. Such written notice shall specify all violations of this section and shall state the date, time, place and purpose of the hearing. The hearing shall be held no less than 10 days and no more than 30 days after giving such notice.

G. Action of the City Council. Following the hearing, the City Council may deny, revoke, suspend or decline to renew the license for all or any part or parts of the rental dwelling or may grant a provisional license upon such terms and conditions as it deems necessary to accomplish the purposes of this section.

H. Eviction proceedings. No adverse license action shall be imposed where the instance of disorderly use of the living unit occurs during the pendency of eviction proceedings (unlawful detainer) or within 30 days of notice given by the licensee to

a tenant to vacate the premises where the disorderly use was related to conduct by that tenant or by other occupants or guests of the tenant's dwelling unit. Eviction proceedings shall not be a bar to adverse license action, however, unless they are diligently pursued by the licensees. Further, any action to deny, revoke, suspend, or not renew a license based upon violations of this section may be postponed or discontinued at any time if it appears that the licensee has taken appropriate measures which will prevent further instances of disorderly use.

- I. Evidence of disorderly manner. A determination that the rental dwelling unit has been used in a disorderly manner as described in this section shall be made upon substantial evidence to support such determination. It shall not be necessary that criminal charges be brought in order to support a determination of disorderly use, nor shall the fact of dismissal or acquittal of such criminal charge operate as a bar to adverse license action under this section.
- J. Serving notice. All notices given by the City under this section shall be personally served on the licensee, sent by certified mail to licensee's last known address or, if neither method of service effects notice, by posting on a conspicuous place on the licensed rental dwelling.
- K. Council action not exclusive. Enforcement actions provided in this section shall not be exclusive, and the City Council may take any action with respect to a licensee, a tenant, or the licensed rental dwelling as is authorized by this chapter or state law.

§ 253-10. Landscaping; snow removal.

Each rental dwelling shall be maintained by its owner, occupant, operator or agent so that the yards, open spaces and parking facilities are kept in compliance with all applicable laws and ordinances. In addition, snow plowing or snow shoveling shall be regularly accomplished to maintain all sidewalks and parking areas in a safe condition.

§ 253-11. Fire control regulations. [Amended 7-20-2021 by Ord. No. 763]

An owner, operator or agent of a rental dwelling shall be responsible for compliance with the applicable provisions of the State Fire Code, including the keeping of all fire lanes open for emergency purposes.

§ 253-12. License revocation or suspension.

- A. Reason for action. The Council may revoke, suspend, deny or decline to renew any license issued under this chapter upon any of the following grounds:
 - (1) False statements on any application or other information or report required by this chapter to be given by the applicant or licensee.
 - (2) Failure to pay any application, penalty, reinspection, or reinstatement fee or any penalty required by this chapter. **[Amended 7-20-2021 by Ord. No. 763]**
 - (3) Failure to correct deficiencies noted in notices of violation in the time specified in the notice.
 - (4) Failure to comply with the provision of an approved mitigation plan in the case

of provisional licenses.

- (5) Any other violation of this chapter.
- B. Applicable sections. Revocation, suspension, and nonrenewal may be brought under either this section or § 253-9 of this chapter.
- C. Regular license. A regular license may be revoked, if at midterm, or not renewed, if at the end of a term, upon a finding that the premises are only eligible for a provisional license as provided in § 253-9 of this chapter.
- D. Written notice. A decision to revoke, suspend, deny or not renew a license shall be preceded by a written notice to the applicant or licensee of the alleged grounds therefor and the applicant or licensee will be given the opportunity for a hearing before the City Council before final action to revoke, suspend, deny, or not renew a license.
- E. Action of City Council. The City Council shall give due regard to the frequency and seriousness of violations, the ease with which such violations could have been cured or avoided and good-faith efforts to comply and shall issue a decision to deny, not renew, suspend, or revoke a license only upon written findings. The City Council may suspend or revoke a license or not renew a license for part or all of the rental dwelling.
- F. Reinstatement of license. Upon a decision to revoke, deny, or not renew a license, no new applicant for the same facility will be accepted for a period of time specified in a written decision of the City Council, not exceeding one year. Such new applications must be accompanied by a reinstatement fee, established by the City Council as set forth in Chapter 160, Fees, in addition to all other fees required by this chapter. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- G. No new rentals. A written decision to revoke, suspend, deny, or not renew a license or application shall specify the part or parts of the rental dwelling to which this applies. Thereafter, and until a license is reissued or reinstated, no living unit becoming vacant in such part or parts of the rental dwelling may be re-let or occupied. Revocation, suspension, or nonrenewal of a license shall not excuse the owner from compliance with all terms of this chapter for as long as any units in the rental dwelling are occupied.
- H. Failure to comply. Failure to comply with this chapter is a misdemeanor.

§ 253-13. No retaliation.

No licensee shall evict, threaten to evict, or take any other punitive action against any tenant by reason of good-faith calls made by such tenant to law enforcement agencies related to criminal activity, suspected criminal activity, suspicious occurrences, or public concerns. This section shall not prohibit the eviction of tenants from a dwelling unit for unlawful conduct of a tenant or invitee or violation of any rules, regulations, or lease terms other than a prohibition against contacting law enforcement agencies.

§ 253-14. Summary of action.

When the conduct of any licensee or his/her agent, representative, employee or lessee or the condition of his/her dwelling is detrimental to the public health, safety and general welfare as to constitute a nuisance, fire hazard or other unsafe or dangerous condition and thus give rise to an emergency, the City shall have the authority to summarily condemn or close off such area of the rental dwelling.

§ 253-15. Appeals.

Any person aggrieved by a decision of the City to cease business or revoke or suspend the license shall be entitled to appeal to the City Council immediately by filing a notice to appeal. The City shall schedule a date for hearing before the City Council and notify the aggrieved person of the date. The hearing shall be conducted in the same manner as if the aggrieved person had not received summary action. The decision of the City shall not be voided by the filing of such appeal. Only after the City Council has held its hearing will the decision of the City be affected.

§ 253-16. Applicable laws.

Licensees shall be subject to all of the ordinances of the City and laws of the state related to rental dwellings. This chapter shall not be construed or interpreted to supersede or limit any other such applicable ordinance or law.

§ 253-17. Availability of information.

Rental applications, payment of fees and fine information may be obtained at City Hall offices during regular business hours.

§ 253-18. Violations and penalties. [Amended 7-1-2008 by Ord. No. 438; 7-20-2021 by Ord. No. 763]

By December 31, 2008, all owners of residential property subject to the terms of this chapter shall be in full compliance with the terms of this chapter. All violations of this chapter occurring thereafter shall be punishable as a misdemeanor as provided by Chapter 1, Article I, of this Code of the City of Isanti.

Chapter 256

RESIDENTIAL AND NONRESIDENTIAL PROPERTY MAINTENANCE STANDARDS

[HISTORY: Adopted by the City of Isanti 7-20-2021 by Ord. No. 758. Amendments noted where applicable.]

ARTICLE I
General Provisions

§ 256-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning. Whenever the terms "dwelling unit," "premises" or "structure" are used in this chapter, they shall be construed as though they were followed by the words "or any part thereof."

ACCESSORY BUILDING — A subordinate building or portion of the main building which is located on the same lot as the principal building, the use of which is incidental and accessory to the use of the principal building.

ACCESSORY USE — A use that:

- A. Is incidental and subordinate in area, extent, and purpose to the principal use;
- B. Contributes to the comfort, convenience, or necessity of the principal use;
- C. Is located on the same lot or within the same building and within the same zoning district as the principal use by the same party as the principal use; and
- D. Will not alter the character of the area or be detrimental thereto.

APPROVED — Bound by the authority having jurisdiction as meeting all applicable laws and codes.

BASEMENT — The portion or portions of a building that is/are partly or completely below grade.

BEDROOM — Any room or space intended to be used for sleeping purposes.

BOARDINGHOUSE — A building other than a hotel or motel where, for compensation and by prearrangement for definite periods, meals and/or lodging are provided for persons not members of the principal family, not to exceed 10 persons.

BUILDING — Any structure erected for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind.

CITY INSPECTOR — The City Administrator or the City Administrator's authorized representative.

CLEAN — The absence of rubbish, garbage, vermin, and other unsightly, offensive, or extraneous matter.

DWELLING — A structure or portion thereof designated or used predominantly for residential occupancy of a continued nature, including one-family dwellings, two-family dwellings, and multiple-family dwellings of three or more family dwelling units either rental or owner-occupied, but not including hotels and motels.

DWELLING UNIT — A single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

ELECTRICAL SYSTEM — Any and all methods of transmitting electricity for use to

any dwelling, dwelling unit, or manufactured home.

EXIT — A continuous and unobstructed means of egress to a public or private way and shall include intervening doors, doorways, corridors, ramps, stairways, smokeproof enclosures, horizontal exits, exit passageways, exit courts and yards.

FAMILY —

- A. An individual, or a group of persons related by blood, marriage, or adoption, including foster children, living together as single housekeeping unit.
- B. Residents of a state-licensed community residential facility as defined and authorized by state law.
- C. A group of not more than six persons who need not be related by blood, marriage, or adoption, living together as a single housekeeping unit.

FLOOR AREA, GROSS — The sum of the gross horizontal area of the several floors of such structure or structures measured from the exterior faces and exterior walls or from the center line of common walls separating dwelling units. Basement devoted to storage and/or off-street parking shall not be included.

FUNCTIONING — In such a physical condition as to safely perform the service or services for which an item is designed or intended.

GARAGE DOORS — The large overhead door or sliding or swinging doors on an attached or detached garage that allow a vehicle to enter.

GARBAGE — Every accumulation of animal, vegetable or other matter that attends the preparation, consumption, display, dealing or storage of meat, fish, fowl, birds, fruit, or vegetables, including the cans, containers or wrappers wasted along with such materials.

GUARDRAIL or GUARD — A building component or a system of building components located at or near the open sides of an elevated walking surface that minimizes the possibility of a fall from the walking surface to a lower level.

HABITABLE BUILDING — A building or part thereof that meets minimum standards for use as a dwelling or place of abode by one or more persons.

HABITABLE ROOM — A room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, furnace rooms, unfinished basements (those without required ventilation, required electric outlets, and required exit facilities), pantries, utility rooms with less than 50 square feet of floor space, foyers, communicating corridors, stairways, closets, storage space, workshops, hobby and recreation areas, and parts of the structure below ground level or in attics.

HEATING, VENTILATION AND AIR-CONDITIONING SYSTEM — Any and all units, equipment, material and miscellaneous devices used in the process of heating, ventilating, and air conditioning of any dwelling, dwelling unit or structure.

IMPAIRED STRUCTURE — Any structure that contains conditions dangerous to the public health, safety, and general welfare of the citizens or due to deterioration and lack of maintenance may reasonably be expected to cause a blighting effect upon surrounding properties. Impaired structures include, but are not limited to, those having or exhibiting faulty design or construction, failure to keep them in a proper state of repair, lack of

adequate lighting or ventilation, inability to properly heat, improper management, or any combination of these factors.

INFESTATION — The presence within or around a dwelling of any insects, rodents, or other pests.

KITCHEN — A space containing a sink with counter working space, adequate space for installing cooking and refrigeration equipment, and adequate space for the storage of cooking utensils.

LICENSED PREMISES — The premises as stated in the application for an approved rental license, together with the rental dwelling unit or units, communal, shared, or public areas within a building containing the unit or units, and external common areas providing amenities to a building containing the unit or units, including but not limited to, common open space, yards, drives, garages, and parking areas, whether owned by the licensee, an association, or a third party.

LIVING ROOM — A habitable room within a dwelling unit which is intended to be used primarily for general living purposes.

LOT — A parcel of land of at least sufficient size to meet zoning and platting requirements for use, coverage, and area, and to provide such yards and other open spaces as are required by the City Zoning and Subdivision Ordinances.

MAINTENANCE — To keep in a good state of repair; to preserve from deterioration and blight.

MANUFACTURED HOME — As defined in the City Zoning Ordinance and shall include all buildings used or intended for use as part of the equipment of the manufactured home, whether a charge is made for the use of a manufactured home park and its facilities or not. A "manufactured home" shall be considered a dwelling under the provision of this chapter.

MULTIPLE OCCUPANCY — The occupancy of a building that supports, shelters, or encloses more than one distinct use.

MULTIPLE-FAMILY DWELLING — A building or portion thereof containing three or more dwelling units.

NONCOMBUSTIBLE — Any material or a combination of materials which will not ignite or support combustion during a five-minute exposure. (Refer to UBC.¹)

NONRESIDENTIAL BUILDING — A building or structure other than a dwelling or dwelling unit.

OCCUPANCY — The purpose for which a building, or part thereof, is used or intended to be used.

OCCUPANT — Any person residing in a dwelling, dwelling unit, rooming unit or manufactured home.

OCCUPIED AREAS — For dwelling units, those areas designated and utilized as habitable space, as well as nonhabitable space, which are easily accessible and normally utilized by the occupant.

1. Editor's Note: See the Minnesota State Building Code.

OPERATOR — The owners or their agents, who have charge, care, control, or management of a building or part thereof.

OWNER — Any person who, alone, jointly, or severally with others, shall be in actual possession of, or have charge, care or control of, any building or a portion thereof within the City as owner, employee or agent of the owner, or a trustee or guardian of the estate or person of the title holder. Any such person representing the actual owner shall be bound to comply with the provisions of this chapter to the same extent as the owner.

PERMISSIBLE OCCUPANT LOAD — The maximum number of individuals permitted to occupy a building or space within a building.

PERSON — Includes a natural person, that person's heirs, executors, administrators or assigns, and also including a firm, partnership or corporation, its or their successors or assigns or the agent of any of the aforesaid.

PLUMBING SYSTEM — All potable water supplies and distribution pipes, all plumbing fixtures and traps, all drainage and vent pipes, and all building drains, including their respective joints and connections, devices, and appurtenances within the property lines of the premises and shall include potable water treatment or using equipment.

PREMISES — A platted lot or part thereof or unplatted parcel of land, either occupied or unoccupied or any dwelling or nondwelling structure, including such building, accessory structure, or other structure thereof.

PROPER CONNECTION TO AN APPROVED SEWER SYSTEM — A functioning sewer connection free from defects, leaks, or obstructions with sufficient capacity to drain all fixtures or appliances which feed into it. The sewer system (be it municipal or private) must be capable of disposing of sewage in a safe, sanitary, and adequate manner.

PROPER CONNECTION TO AN APPROVED WATER SYSTEM — A functioning plumbing connection free from defects, leaks or obstructions providing an uncontaminated, controllable flow of cold or heated water.

PUBLIC AREAS — Those areas which are normally occupied or open to the general public.

PUBLIC HALL — A hall, court, or passageway for providing ingress to or egress from a dwelling unit, which is not within the exclusive control of one family.

REFUSE — All putrescible and nonputrescible waste solids including garbage and rubbish.

RENTAL FACILITY — A residential or nonresidential building or development containing one or more units under single ownership where the building and/or unit are intended to be rented or let to tenants even if the owner occupies one or more of the units. "Rental facility" also includes a mobile home or similar development where the mobile homes are individually owned and the home site and surrounding premises are leased to the mobile home owner, but the remainder of the development is owned and controlled by a person.

REPAIR — To restore to a sound and acceptable state of operation, serviceability, or appearance in the determination of the City Inspector.

RESIDENTIAL BUILDING — A structure containing a dwelling unit.

RODENT HARBORAGE — Any place where rodents live, nest, or seek shelter.

ROOMING UNIT — Any room or group of rooms forming a single unit used or intended to be used for living and sleeping but not for cooking.

RUBBISH — Wood, leaves, trimmings from shrubs, dead trees or branches thereof, shavings, sawdust, excelsior, wooden ware, printed matter, paper, paperboard, pasteboard, grass, rags, straw, boots, shoes, hats and all other combustibles not included under the term "garbage."

SAFETY — The condition of being free from danger and hazards which may cause accidents or disease.

SINGLE OCCUPANCY FACILITY — A residential or nonresidential building or development containing one or more units where the units and surrounding premises are intended to be separately owned and which does not include any commonly owned interior or exterior areas.

SINGLE-FAMILY DWELLING — A residential structure containing one dwelling unit where the structure and surrounding premises are held in single ownership.

STRUCTURE — That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

SUBSTANDARD DWELLING — Any dwelling which does not conform to the minimum standards established by state or local laws and ordinances.

SUPPLIED — Paid for, furnished by, provided by or under the control of the owner, operator or agent thereof, of a building or portion thereof.

TWO-FAMILY DWELLING — A residential structure containing two dwelling units having a single wall in common where the structure and surrounding premises are held in single ownership.

UNIT — One or more rooms intended for the use of a single occupant.

UNSAFE — As applied to a "structure," a condition or combination of conditions which is dangerous or hazardous to persons or property.

UNSANITARY — As applied to a "structure," conditions which are dangerous or hazardous to the health of persons.

USE — The purpose or activity for which the land or building is designated or intended, or for which it is occupied, utilized or maintained, and shall include the performance of such activity as defined by the performance standards of this chapter.

WATER CLOSET — A toilet, with a bowl and trap made in one piece, which is connected to the City water and sewer system or other approved water supply and sewer system.

§ 256-2. Findings.

It is hereby found and declared that impaired structures contain conditions that may be dangerous or result in property blight and deterioration and impairment of property values, which adversely affect the public health, safety, and general welfare of the citizens of the City. It is found that impaired structures exist within the City due to,

but not limited to, faulty design or construction, failure to keep them in a proper state of repair, lack of adequate lighting or ventilation, inability to properly heat, improper management, and/or a combination of these factors. It is declared that the improvement of impaired structures and the prevention of existence of impaired structures in the future is in the best interest of the citizens of the City.

§ 256-3. Purpose.

- A. The City Council recognizes that improperly maintained structures and premises and the unreasonable overcrowding of dwellings has an adverse affect on the public health, safety, morals, and general welfare of the citizens of this community and, further, that such conditions contribute to the unnecessary, excessive, and disproportionate expenditures of public funds for public health, public safety, crime prevention, fire protection, and other public services. In order to address those and other, similar concerns, the City Council finds that the following objectives are important in achieving the goal of maintaining a safe and healthy community:
- (1) To protect the character and stability of all buildings and property within the City.
 - (2) To correct and prevent conditions that adversely affect or are likely to adversely affect the life, safety, general welfare, and health, including the physical, mental, and social well being of persons occupying buildings within the City.
 - (3) To provide minimum standards for heating, sanitation, ventilation, light, and maintenance necessary to the health and safety of occupants of buildings.
 - (4) To prevent, to the extent reasonably possible, the overcrowding of dwellings by providing minimum space standards per occupant for each dwelling unit.
 - (5) To provide minimum standards for the maintenance of existing buildings and thus prevent slums and blight.
 - (6) To preserve the value of land and buildings throughout the City.
- B. The City Council further finds that the enactment of this chapter is essential to the public interest and it is intended that this chapter be liberally construed to effectuate its purposes as stated herein.

§ 256-4. Scope.

This chapter applies to all residential and nonresidential structures and premises in the City, occupied or unoccupied, and constitutes the minimum standards for safe and sanitary occupancy and maintenance.

§ 256-5. Construction and application.

- A. This chapter applies to all matters affecting or relating to the maintenance and occupancy of structures and premises in the City, provided, where the provisions of this chapter conflict with other provisions of this Code, the most restrictive provisions govern. These provisions apply to all existing structures and premises

unless otherwise specifically provided herein.

- B. Meaning of certain words. Whenever words such as "dwelling," "dwelling unit," "premises," "building," "facility," or "structure" are used in this chapter, they are to be construed as though they were followed by the words "or any part thereof."
- C. Maintenance requirement. Whenever this chapter requires construction, reconstruction, modification, or repair to occur, it must be accomplished and maintained in accordance with all applicable building and occupancy codes.
- D. Responsibility for performance. The owner of the property is responsible for performance under this code; provided, other jointly responsible parties include, but are not limited to:
 - (1) With respect to violations concerning the maintenance of common areas within a common interest facility, the association of that facility;
 - (2) With respect to violations concerning fixtures on the property, the owner or installer of those fixtures;
 - (3) With respect to violations concerning personal items on the property, the owner or any person in actual or legal control of those items;
 - (4) With respect to violations concerning specific areas or parts of the property under an occupant's or other person's exclusive control, that occupant or person.
- E. Violations a misdemeanor. In addition to other civil penalties specified herein, a person who violates any provision of this chapter is guilty of a misdemeanor. Each day of each violation constitutes a separate punishable offense.

ARTICLE II
Administration and Enforcement

§ 256-6. Inspections.

- A. Administration and enforcement. The City Inspector or the City Inspector's designate agents shall administer and enforce the provisions of this chapter, and they are hereby authorized to cause inspections on a scheduled basis or when reason exists to believe that a violation of this chapter has been or is being committed.
- B. Authority. When a City Inspector determines a violation, the Inspector's written evaluation of deficiencies shall be considered prima facie evidence in any subsequent litigation of a violation under this chapter.
- C. Inspection access. If any owner, occupant, or other person in charge of a dwelling, dwelling unit or manufactured home fails or refuses to permit free access and entry to the structure or premises under that person's control for an inspection pursuant to this chapter, the City Inspector may seek a court order authorizing such inspection.

§ 256-7. Licensing of rental units.

- A. Required; period; renewal; enforcing against owner-occupant. To allow for the systematic enforcement of this chapter upon all dwellings, including rental dwellings, no person shall, after the enactment of this chapter, operate a rental dwelling without first having obtained a license to do so from the City, as provided in Chapter 253, Rental Dwellings, of the Isanti City Code of Ordinances. Each such operating license shall be issued every two years and shall expire on December 31 of every other year. License renewals shall be filed at least 60 days prior to the license expiration date. If impairment should occur in an owner-occupied dwelling that threatens the health, safety, and welfare of the occupants or surrounding neighbors and property owners/renters, the City is empowered to enforce this chapter.
- B. Posting of license. Every licensee of a rental dwelling shall cause to be conspicuously posted in the main entryway or other conspicuous location therein the current license for the respective dwelling unit.

§ 256-8. Compliance and enforcement; violations and penalties.

- A. Compliance order. Whenever the City Inspector determines that any rental dwelling or unit fails to meet the provisions of this chapter, or if any owner-occupied dwelling fails to meet provisions, the City may issue a compliance order setting forth the violations of the chapter and ordering the owner or agent to correct such violations. This compliance order shall:
 - (1) Be in writing;
 - (2) Describe the location and nature of violations of this chapter;
 - (3) Establish a reasonable time for the correction of such violations; and
 - (4) Be served upon the owner or agent. Such notice shall be deemed to be properly

served upon such owner or agent, if a copy thereof is:

- (a) Served upon such person;
 - (b) Sent by registered mail to the last known address; or
 - (c) Upon failure to effect notice through Subsection A(4)(a) or (b), as set out in this section, posted at a conspicuous place in or about the dwelling which is affected by the notice.
- B. Penalty for violation of chapter. Failure to meet the requirements of the compliance order is a violation of this chapter and a misdemeanor and is subject to all penalties provided for such violation under the provisions of this Isanti City Code.
- C. Emergency cases. When a violation constitutes an imminent peril to life, health, or property, the City Inspector may require immediate compliance, and if necessary, take appropriate action to protect that life, health, or property.
- D. Unfit for human habitation.
- (1) Declaration. Any building, dwelling, dwelling unit, or rooming unit or manufactured home, which is damaged, decayed, dilapidated, unsanitary, unsafe, vermin- or rodent-infested, or which lacks provision for illumination, ventilation, or sanitary facilities to the extent that the defects create a hazard to the healthy, safety, or welfare of the occupants or of the public may be declared unfit for human habitation. Whenever any dwelling, dwelling unit, rooming unit or manufactured home has been declared unfit for human habitation, the City Inspector shall order same vacated within a reasonable time and shall post a placard on same indicating that it is unfit for human habitation, and any operating license previously issued for such dwelling shall be revoked.
 - (2) Vacated building. It shall be unlawful for a vacant building, dwelling, dwelling unit, rooming unit or manufactured home which has been declared unfit for human habitation to be used for human habitation until the defective conditions have been corrected and written approval has been issued by the City Inspector. It shall be unlawful for any person to deface or remove the declaration placard from any such dwelling, dwelling unit, rooming unit or manufactured home.
 - (3) Securing unfit and vacated dwellings and buildings. The owner of any building, dwelling, dwelling unit, rooming unit, or manufactured home which has been declared unfit for human habitation, or which is otherwise vacant for a period of 60 days or more, shall make same safe and secure so that it is not hazardous to the health, safety, and welfare of the public and does not constitute a public nuisance. Any vacant dwelling or building with open at doors, windows, garage doors, or hatchways if unguarded, shall be deemed to be a hazard to the health, safety, and welfare of the public and a public nuisance within the meaning of this chapter and under the provisions of § 216-2, Public nuisances affecting health, safety, comfort or repose, of the Code of the City of Isanti.

- (4) Hazardous building declaration. If a building or dwelling has been declared unfit for human habitation and the owner has not remedied the defects within a prescribed reasonable time, the dwelling may be declared a hazardous building and treated consistent with the provisions of Minnesota statute.
- E. Execution of compliance orders by public authority. Upon failure to comply with a compliance order within the time set and no appeal having been taken, the Council may, by resolution, cause the cited deficiency to be remedied as set forth in the compliance order. The cost of such remedy shall be placed against the subject property and may be levied and collected as a special assessment in the manner provided by Minnesota statute.
- F. Right of appeal. When it is alleged by any person to whom a compliance order is directed that such compliance order is based upon erroneous interpretation of this chapter, such person may appeal the compliance order to the Council as a Board of Appeals. The filing of an appeal shall stay all proceedings, unless such a stay would cause imminent peril to life, health or property.
- G. Liability of ownership transferee. Anyone securing an interest in the dwelling, dwelling unit, rooming unit, or manufactured home which has received a violation tag or compliance order shall be bound by same without further service of notice upon such person and shall be subject to all penalties and procedures prescribed by this chapter.

ARTICLE III
Minimum Standards

§ 256-9. Basic requirements for maintenance of properties.

- A. Responsibility of owners. The owner of a dwelling shall be responsible for the maintenance of that structure and for meeting the provisions of this chapter. Those responsibilities may not be abrogated by a private agreement.
- B. Removal of basic equipment or facilities. No owner, operator, or occupant shall cause any facility or equipment which is required under this chapter to be removed from or shut off from any occupied building or dwelling unit, except for such temporary interruptions as may be necessary while actual repairs or alterations are in progress or during temporary emergencies.
 - (1) Foundations, exterior walls, roofs. The foundation, exterior walls, and exterior roof must be substantially watertight and in sound condition and repair. The foundation must adequately support the building at all points. Every exterior wall must be free of deterioration, holes, breaks, loose or rotting boards or timbers, and any other condition that might admit rain or dampness to the interior portion of the walls or to the exterior spaces of the building. Exterior walls must be free of graffiti. All exterior wood surfaces must be protected from the elements by a protective covering or treatment. If 25% or more of the exterior surface is unprotected or the covering is blistered or peeling, the affected surface must be restored with a compatible protective covering or treatment. If the exterior surface of the pointing of any brick, block, or stone wall is loose or has fallen out, the surface must be repaired.
 - (2) Grading and drainage. Except for wetland and approved ponds, every yard, court, walkway, driveway, and other portions of the premises on which a building stands must be graded and drained so as to be free of standing water. The water must not be drained onto adjacent properties except as provided in legally recorded easements or other documents.
 - (3) Windows, doors, and screens. Every window, exterior door, and other exterior opening must be substantially tight and in sound condition and repair. Every window, other than a fixed window or storm window, must be capable of being easily opened. Every window, door, and frame must be constructed and maintained in such relation to the adjacent wall construction as to exclude rain, wind, and pests from entering the building. Every openable window in a rental facility or unit must be supplied with screens of not less than 16 mesh per inch during the insect season. Every openable window in a residential rental unit must be equipped with an approved lock if located less than six feet above the adjacent grade.
 - (4) Landings at doors. There must be a floor or a landing on each side of a door having a width not less than the width of the door or, in the case of a sliding door or atrium door, a width not less than six feet, and a length measured in the direction of travel of not less than 36 inches for residential facilities and 44 inches for nonresidential facilities. Landing surfaces more than 30 inches above the grade below must include a guardrail complying with the Minnesota

State Building Code.

- (5) Floors, interior walls, and ceilings. Every floor, interior wall, and ceiling must be kept in sound condition and good repair. Every floor must be free of loose, warped, protruding, or rotting floor materials. Every interior wall and ceiling must be free of holes, cracks, and loose plaster and must be maintained in a tight, waterproof condition. Paints with a lasting toxic effect must not be used. The floor of every toilet room, bathroom, and kitchen must have a smooth, hard, nonabsorbent surface capable of being easily maintained in a clean and sanitary condition. Nothing herein prevents the use of carpeting in such rooms, provided that the underlying floor complies with the requirements of this subsection.
- (6) Heating. No person is allowed to occupy, or to permit another person to occupy, any building or any part thereof that does not have heating facilities which are properly installed, which are maintained in safe and good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments in every dwelling unit located therein to a temperature of at least 68° F., at a distance of three feet above floor level and three feet from exterior walls from October through May. Gas or electric appliances designed primarily for cooking or water heating purposes are not heating facilities within the meaning of this subsection. Portable heating equipment employing flame and the use of liquid fuel does not meet the requirements of this subsection and is prohibited. No owner or occupant is allowed to install, operate, or use a space heater employing a flame that is not vented outside the structure in an approved manner.
 - (a) No fuel-burning heater shall be of a portable type.
 - (b) Every fuel-burning heater shall have a fire-resistant panel beneath it.
 - (c) Every fuel-burning heater shall be properly vented to a chimney or duct leading to outdoor space.
 - (d) Every heater located within three feet of a wall shall be equipped with insulation sufficient to prevent overheating of the wall during periods of maximum operation.
 - (e) Every heater smoke pipe shall be equipped with guards properly constructed of nonflammable material at the point where the pipe goes through a wall, ceiling, or partition.
- (7) Fire extinguisher. All rental units shall be equipped with a fire extinguisher with a minimum rating of 2A 10BC. The extinguisher shall be located within the individual dwelling unit or common hallway or corridor within 75 feet of the dwelling unit door.
 - (a) Fire extinguishers will be checked to ensure proper servicing at least every two years as a requirement of obtaining a rental license. A tag with the name of the servicing company and the service date shall be affixed to the extinguisher and shall remain affixed until the next servicing.

- (8) Carbon monoxide detectors. Carbon monoxide detectors shall be installed and maintained per Minn. Stat. § 299F.51.
- (9) Electrical service in dwellings. Every dwelling unit and all public and common areas must be supplied with electric service, functioning over current protection devices, electric outlets, and electric fixtures which are properly installed, maintained in safe and good working condition in compliance with the edition of the National Electric Code in effect as of the date of construction or improvements thereto, and connected to a source of electric power in a manner prescribed by state and local laws, ordinances, rules, and regulations.
- (10) Light and ventilation. No person is allowed to occupy, or to permit another person to occupy, any dwelling or dwelling unit which does not comply with the following:
 - (a) Habitable room light and ventilation. Except where there is supplied some other device affording adequate ventilation and approved by the Compliance Official, every habitable room must have at least one window facing directly outdoors which can be opened easily. The minimum total of openable window area in every habitable room is the greater of 10% of the floor area of the room or 10 square feet. At least 1/2 of the required window area must be openable.
 - (b) Nonhabitable room ventilation. Every bathroom and water closet compartment and every laundry and utility room shall contain at least 50% of the ventilation required for habitable rooms contained in Subsection B(10(a) above, except that no windows are required if such rooms are equipped with a ventilation system which is approved by the Compliance Official.
 - (c) Public corridor and stairway light. Every public corridor and stairway in every common interest or rental facility must be adequately lighted by natural or electric light at all times at one footcandle at floor level. Every public corridor and stairway in structures containing not more than two dwelling units must be supplied with conveniently located light switches controlling the adequate lighting system which may be turned on when needed, instead of full-time lighting.
- (11) Door locks. No person is allowed to occupy, or permit another person to occupy, any dwelling or dwelling unit unless all exterior/exit doors of the dwelling or dwelling unit are equipped with safe, functioning locking devices. Residential common interest and rental facilities with common entrances must be furnished with door locks as follows:
 - (a) Every door that is designed to provide ingress or egress for a dwelling unit within a common interest or rental facility must be equipped with an approved lock that has a dead locking bolt that cannot be retracted by end pressure, provided such door must be openable from the inside without the use of a key or any special knowledge or effort.
 - (b) All multiunit rental structures with a central entrance lobby shall have a Fire District or Fire Agency lock box installed as one of the requirements

for issuing a rental license. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

- (12) Kitchen. Every dwelling unit must have a room, or portion of a room, in which food may be prepared or cooked, which has an adequate circulation area, and is equipped with the following:
 - (a) A kitchen sink in good working condition and properly connected to an approved water supply system, which provides at all times an adequate amount of heated and unheated running water under pressure, and which is connected to an approved sewer system.
 - (b) Cabinets or shelves for the storage of eating, drinking, and cooking equipment and utensils, and for food that does not require refrigeration for safe keeping, and a counter or table for food preparation. Such cabinets or shelves and counter or table must be adequate for the permissible occupancy of the dwelling unit, and of sound construction furnished with surfaces that are easily cleanable and that will not impart any toxic or deleterious effect to food.
 - (c) A stove or similar device for cooking food and a refrigerator for the safe storage of food at or below 40° F., which are properly installed with all necessary connections for safe, sanitary, and efficient operation.
- (13) Toilet facilities. Within every dwelling unit there must be a nonhabitable room equipped with a flush water closet in good working condition.
- (14) Lavatory sink. Within every dwelling unit there must be a lavatory sink. Such lavatory sink may be in the same room as the flush water closet or, if located in another room, the lavatory sink must be located in close proximity to the door leading directly into the room in which the flush water closet is located.
- (15) Bathtub or shower. Within every dwelling unit there must be a nonhabitable room equipped with a bathtub or shower in good working condition having an entrance door which affords privacy, unless the facilities are accessed only through a bedroom which does have such an entrance door.
- (16) Bedrooms. All areas used for sleeping must be habitable rooms, and provided with an emergency escape/rescue window meeting the Minnesota State Fire Code.
- (17) Stairways, porches, and balconies. Every stairway, inside or outside of a dwelling, and every porch, balcony, and deck must be kept in safe and structurally sound condition. Stairs, guardrails, and handrails must conform and comply with the edition of the to the Minnesota State Building Code in effect as of the date of construction or improvements thereto. Every porch, balcony, and deck 30 inches or more above grade must have a guardrail that conforms to the edition of the Minnesota State Building Code in effect as of the date of construction or improvements thereto. Except in a single occupancy residential facility, stairways having two or more risers must be provided with handrails on both sides.

- (18) Access. Access to or egress from each dwelling unit may not pass through any other dwelling unit.
- (19) Exterior lighting. Exterior parking areas and walkways must be illuminated a minimum of one footcandle at grade level. This provision does not apply to areas accessory to single-family and two-family dwellings.
- (20) Yards. Every yard on improved property must provide lawn or combined ground cover of vegetation, garden, hedges, shrubbery, and related ground cover meeting Section 15 of the Zoning Code.
- (21) Discontinuance of service or facilities. No owner, association, operator, or occupant may allow any service, facility, equipment, or utility required under this Code to be removed from or shut off from or discontinued for any occupied building or portion thereof, except for such temporary interruptions as may be necessary while actual repairs or alterations are in process, or during temporary emergencies, or in accordance with state and local laws and ordinances.
- (22) Site plans and building permits. All buildings, structures, and premises subject to the provisions of this section must comply with the provisions and conditions of any approved site plan and building permit.

§ 256-10. Pests.

- A. Harborage. All structures and exterior property must be free from rodent harborage and infestation. Boxes, lumber, scrap metal, and similar materials that can provide shelter to pests may not be allowed to accumulate either in or outside a structure in a manner that attracts pests. Materials permitted and approved for exterior storage must be neatly stacked.
- B. Food source. Any materials that may serve as a food source for pests, whether within a structure or on the premises, must be appropriately stored so as not to attract pests.
- C. Structures. All openings with a diameter of 1/2 inch or more in the exterior surfaces of a structure must be sealed.

§ 256-11. Garbage, rubbish, and recyclable materials.

Storage and disposal. Garbage, rubbish, and recyclable materials must be stored and disposed of in a clean, sanitary, and safe manner.

§ 256-12. Maintenance requirements.

- A. Screens and storm windows. For residential rental facilities, screens and storm windows as required by law must be installed in season.
- B. Sanitary fixtures. Fixtures within the building must be maintained in a clean and sanitary condition.
- C. Accessory structures. Accessory structures or buildings must be structurally sound, and be maintained in good repair and appearance. The exterior of such structures

must be made weather resistant through the use of decay resistant materials such as paint or other preservatives. Paint must be maintained.

- D. Safe building. Every foundation, roof, floor, exterior and interior wall, ceiling, inside and outside stairs, porch and balcony, and every appurtenance thereto, must be safe to use and capable of supporting loads required by the occupancy.
- E. Facilities to function. Every supplied facility, fixture, piece of equipment, or utility required under this Code and every chimney and flue must be installed, maintained, and must function effectively in a safe, sound, and working condition.

§ 256-13. Minimum requirements for dwellings and dwelling units.

No person is allowed to occupy, or to permit another person to occupy, any dwelling or dwelling unit for the purpose of living therein that does not comply with the following:

- A. Permissible occupancy of rental dwelling unit. Except for families as defined in this chapter, the number of occupants of a rental dwelling unit must not exceed two times the number of bedrooms in the dwelling unit.
- B. One family per dwelling unit. No more than one family is allowed to occupy a dwelling unit for the purpose of living therein.

§ 256-14. Securing and monitoring of premises and buildings.

- A. The Chief Building Official, the Fire Chief, the Chief of Police, and their designees, are authorized to order the immediate evacuation of a building or premises that poses an immediate threat to health and safety. Once evacuated, unsecured buildings or premises posing an immediate danger of sustaining property damage or threat to health and safety may be ordered immediately secured and placarded. Unauthorized entry onto placarded premises or into a placarded building, or the removal or defacing of a placard, is a misdemeanor. In all other cases, a vacant building that remains unsecured for a period of 48 hours or more is deemed a public nuisance and must be secured. City officials or their designees are authorized to enter private property and use reasonable force to enforce this clause.
- B. Manner of securing buildings. Boarding must be done with sound materials securely fastened to the building and painted with a color consistent with the adjacent surfaces, except that openings on walls facing street frontages must be covered with clear acrylic plastic sheets only. Nonresidential building exterior signage on the vacant portions must be removed, except signage used for sale or lease of the building as allowed by Section 16 of the Zoning Code.
- C. The premises of a vacant building must be maintained in an appropriate manner, including, but not limited to, mowing of yard areas; removal of weeds from parking areas, drives, medians, and landscaping; collection and removal of debris; and watering and maintaining landscaping and yard.

Isanti Police Department

PO Box 428, 401 First Ave NW, Isanti, MN 55040 763-444-4761



To: Mayor Johnson and Members of the City Council
From: Travis Muyres, Police Chief
Date: July 19, 2022
Subject: Police Discussion

Current staffing:

- Chief
- Lieutenant
- Investigator
- School Resource Officer
- 6 patrol

Current patrol schedule:

Patrol shifts are 4:00am to 4:00 pm and 4:00pm to 4:00 am. The Chief, Lieutenant, Investigator and SRO primarily work day hours and assist patrol with priority calls.

Night shift is scheduled with 2 officers on each shift. Day shift is scheduled with one officer per shift.

	night 1	night 2	day 1
0:00			
1:00			
2:00			
3:00			
4:00			
5:00			
6:00			
7:00			
8:00			
9:00			
10:00			
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15:00			
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17:00			
18:00			
19:00			
20:00			
21:00			
22:00			
23:00			

The mission of the Isanti Police Department is to work in collaboration with the citizens of Isanti to enhance the quality of life by engaging, protecting, and serving the community with respect integrity and professionalism

Isanti Police Department

PO Box 428, 401 First Ave NW, Isanti, MN 55040 763-444-4761



Call volume:

Number of ICR's (Incident Complaint Report) per year

Year	# of ICR's
2014	5868
2015	6125
2016	8411
2017	8458
2018	8174
2019	8951
2020	10293
2021	9847

Mutual aid assistance:

When Isanti Police respond to a priority call [ie domestic, assault violent crime] procedure is to have minimum of 2 officers respond. When there is only one Isanti officer we request assistance from the Isanti Sheriff Office.

In 2021 Isanti Police requested mutual aid assistance from the Isanti County Sheriff Office on 39 incidents.

Response time:

In 2021 Isanti police have an average response time of **3.8 minutes** to priority call

In 2021 Isanti County Sheriff had an average response time of **9.2 minutes** when responding to Isanti to assist.

Officer workability:

Average patrol officer is scheduled approximately 180 shifts per year.

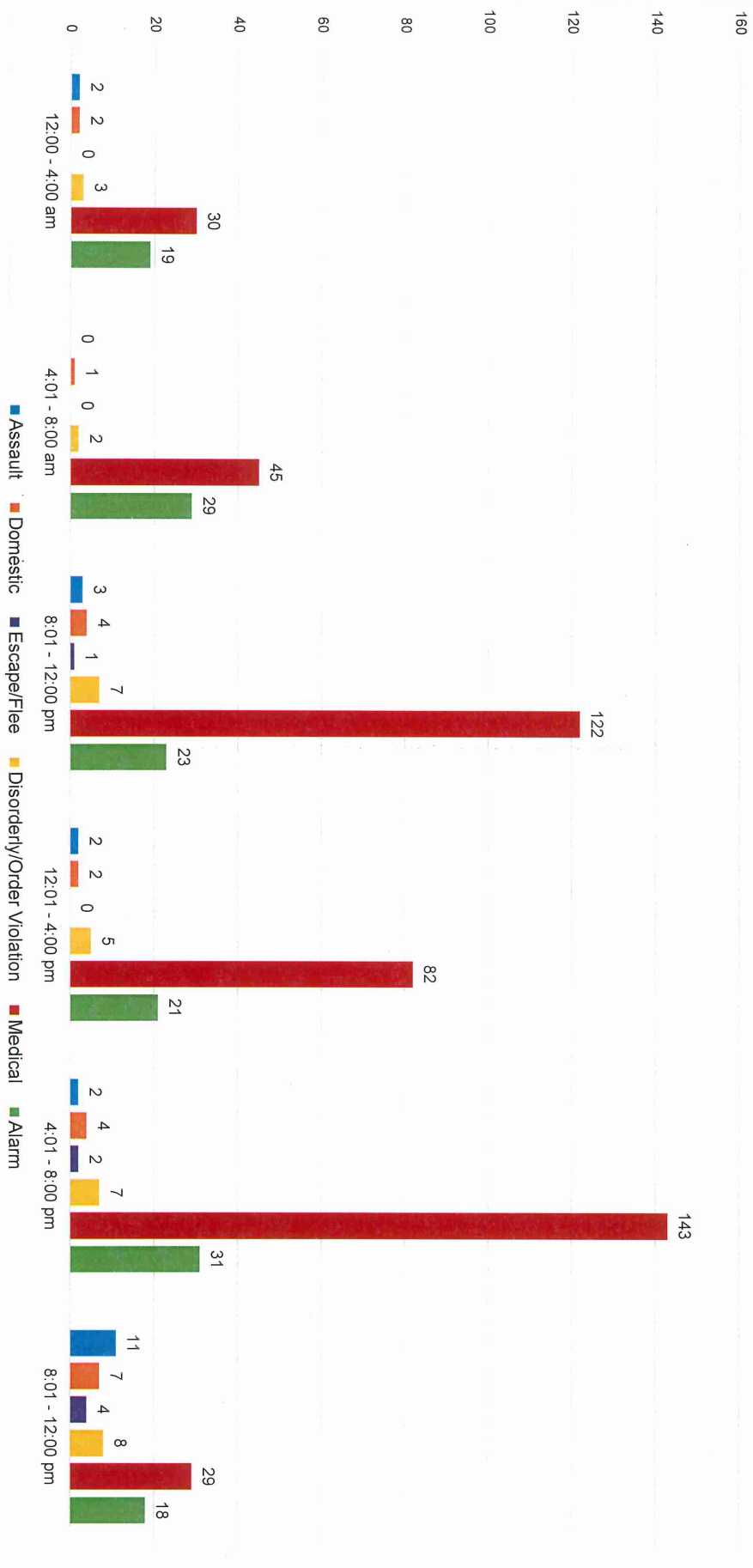
Average patrol officer is vacant for vacation/sick leave 16 shifts per year

Average patrol officer is vacant for training 10 shifts per year

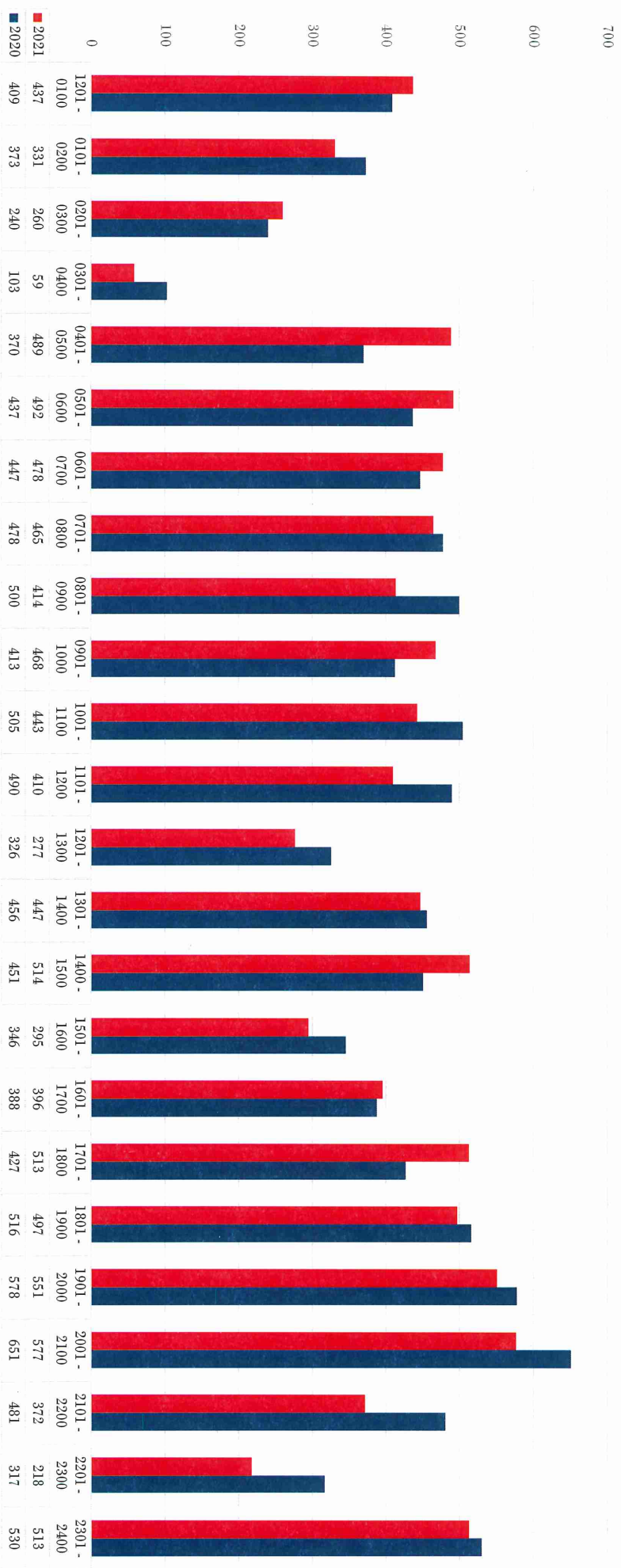
There are 6 officers assigned to patrol. They cumulatively average being vacant 156 shifts per year. The total number of vacant shifts due to sick, vacation, and training is equivalent to a full-time officer.

The mission of the Isanti Police Department is to work in collaboration with the citizens of Isanti to enhance the quality of life by engaging, protecting, and serving the community with respect integrity and professionalism

Reported Times



Police Calls - By Hour



Police Calls - By Hour

	2020	2021	2022 (Jan - May)
1201 - 0100	409	437	231
0101 - 0200	373	331	186
0201 - 0300	240	260	121
0301 - 0400	103	59	30
0401 - 0500	370	489	222
0501 - 0600	437	492	209
0601 - 0700	447	478	308
0701 - 0800	478	465	224
0801 - 0900	500	414	186
0901 - 1000	413	468	179
1001 - 1100	505	443	197
1101 - 1200	490	410	190
1201 - 1300	326	277	103
1301 - 1400	456	447	229
1400 - 1500	451	514	211
1501 - 1600	346	295	111
1601 - 1700	388	396	126
1701 - 1800	427	513	221
1801 - 1900	516	497	219
1901 - 2000	578	551	266
2001 - 2100	651	577	295
2101 - 2200	481	372	141
2201 - 2300	317	218	108
2301 - 2400	530	513	297

