

**RAVENNA TOWNSHIP  
DAKOTA COUNTY, MINNESOTA  
RESOLUTION NO. 2015-06**

**RESOLUTION TO CERTIFY A SERVICE CHARGE AGAINST THE PROPERTY  
LOCATED AT 12 OLD DEERFIELD ROAD**

**WHEREAS**, Ravenna Township (“Town”) initiated a zoning enforcement action concerning appropriate finishing materials on the exterior surface of residence owned by Mitchell and Natalie Giese and located at 12 Old Deerfield Road within the Town (“Property”);

**WHEREAS**, the Town received a Order for Default Judgment and Judgment on Owner in April 2014 to resolve the enforcement action and the District Court (Court File Number 19HA-CV-25-61) imposed terms for Order of Judgment. The Order of Judgment required owner to bring Property into compliance with the Town’s zoning ordinance by July 15, 2014;

**WHEREAS**, the Order of Judgment provided that if the Owner failed to correct the violations by July 15, 2014, the Town may, upon proper notice, enter the Property to complete the siding of the residence and indicated the “Township is authorized to charge Defendants for any and all expenses incurred by the Township subsequent to July 15, 2014, to implement this order and that such charges shall be a lien upon the Subject Property and collectable as a service charge on the Subject Property pursuant to Minn. Stat. §366.012.” ;

**WHEREAS**, when the Owner failed to correct the zoning violation on the Property by July 15, 2014, the Town provided Notice of Intent to Enter Perform Work in Accordance With the Order Issued in the Matter of Ravenna Township v. Mitchell and Natalie Giese (Court File No. 19HA-CV-14-61);

**WHEREAS**, The Town Board hereby finds and determines as follows with respect to this matter:

- a. The Order of Judgment authorized the Town to enter the Property to correct the violations;
- b. A contract was entered into with Franke Construction to finish the exterior of the residence;
- c. Legal fees were incurred as a result of the Owner’s failure to correct violation;
- d. Inspector and administration fees were incurred to get the contract in place;
- e. The Town incurred administrative, inspection, legal and contractor costs from July 15, 2014 related to the Owner’s failure to comply with the Order of Judgment that total \$28,170.78.

**NOW, THEREFORE, BE IT RESOLVED,**

- a. The Town Board authorizes and directs the Town Clerk/Treasurer to certify costs of \$28,170.78 to the County Auditor as a service charge to be collected pursuant to Minn. Stat. §366.012 together with the property taxes levied against the property.
- b. The service charge shall be payable in equal biannual installments extending over a period of five (5) years and shall bear an interest rate of 2 percent per annum from

the date charges are certified to the County.

c. Owners may pay in full at any time to reduce the interest assessed.

Upon being put to a vote, the following supervisors voted in favor of said Resolution:

Carl Reuter: X Brian Riches: X Mike Waxon: X

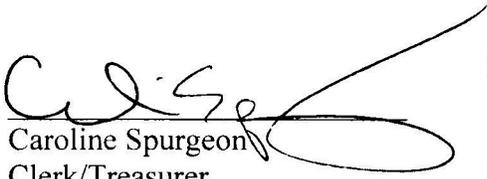
The following supervisors voted in opposition to said Resolution:

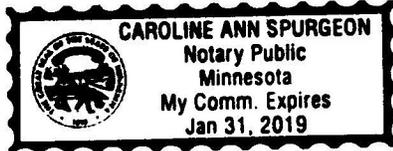
Carl Reuter: \_\_\_\_\_ Brian Riches: \_\_\_\_\_ Mike Waxon: \_\_\_\_\_

WHEREUPON, the Chairperson declared the Resolution to be duly passed and adopted this 12th day of November 2015.

Attest:

Ravenna Township,  
Dakota County, Minnesota

  
Caroline Spurgeon  
Clerk/Treasurer



By: Carl Reuter  
Carl Reuter, Town Board Supervisor

By: Brian Riches  
Brian Riches, Town Board Supervisor

By: Mike Waxon  
Mike Waxon, Town Board Supervisor