



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Ken Rogers, Heath and Housing Coordinator, Community Development
Date: October 22, 2013
Re.: Proposed Demolition of 112 Roscoe Ave.

INTRODUCTION: A request is being made for City Council to authorize the City's contractor to demolish the structures at 112 Roscoe Ave. Muscatine, Iowa 52761 (House & Garage)

BACKGROUND: City staff has been dealing with nuisance violations at 112 Roscoe Ave. since a fire destroyed the property on August 05, 2013. The property has been posted for "No Occupancy" since August 13, 2013. The residential structure was totally destroyed by fire for which there was no insurance. The City's contractor has conducted nuisance abatement at the property off and on since August 2013. It has been regularly maintained since the posting date in August 2013.

City staff has made all necessary contacts and proper notifications to the named deed holder(s) as well as the legal contract holder. With no insurance on the property or an insurance reserve held, the property owners have made it apparent that they will have nothing further to do with this property at this time. The current conditions of the property were determined to be unsafe and unhealthy. The property was posted for "No Occupancy" on August 13, 2013 after Fire Investigators were completed. The City's contractor has regularly maintained since that time.

RECOMMENDATION/RATIONALE: It is recommended that the City Council approve the demolition requests for 112 Roscoe Ave. Muscatine, Iowa 52761

BACKUP INFORMATION:

1. Demolition Information
2. Resolution

RESOLUTION NUMBER _____

A RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO
PROCEED WITH SPECIFIED WORK ON THE PREMISES LOCATED
AT 112 Roscoe Ave.. IN THE CITY OF MUSCATINE, IOWA

WHEREAS, The Building Official has caused all (known) interested parties to be advised that the building located at 2003 Breese Street is subject to be abated under a notice to “ABATE A NUISANCE” from the Building Official of the City of Muscatine, Iowa, a copy of which notice is attached hereto, and incorporated by reference; and

WHEREAS, a report by the Building Official was submitted to this Council on July 18, 2013 and an updated report submitted to the City Council, a copy of which is attached hereto and made a part hereof, indicating that the said owner (s) (has) (have) failed, neglected, or refused to comply with said Notice; and

WHEREAS, it would be in the best interest of the health and well being of the citizens of Muscatine, Iowa, if this Council were to order the Building Official to “Abate a Nuisance” by demolition as set out in said Notice,

NOW, THEREFORE, be it resolved by the City Council of the City of Muscatine, Iowa, as follows:

1. The Building Official is ordered to proceed with the demolition of this structure and the clean-up necessary to Abate a Nuisance as specified in said Notice.
2. The Building Official may contract for the performance of said work, the cost of which shall not exceed \$15,000.00, and shall upon completion of said work, transmit a statement of cost to this Council which shall in turn certify the same to the County for placement on the tax roles in the manner prescribed by State Code.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF July, 2013.

Dewayne Hopkins, Mayor

ATTEST:

(SEAL)

Gregg Mandsager, City Clerk

Bids Requested From and Received;

Riverbend Excavating	\$16,883.00
Sulzberger Excavating	\$12,500.00
Brauns Excavating	\$10,300.00