

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**99-377**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**AGENDA:**

AUGUST 23, 1999

**SYNOPSIS -**

**SUBJECT:**

PUBLIC NUISANCE  
AT 501 SE 7TH ST.

This is a property that contains structures that have sustained roof damage and failure, resulting in partial roof collapse; exhibits severe masonry joint cracking and lintel deflection in a load-bearing wall; and which lacks adequate sanitation facilities. Further, these buildings exhibit overall deterioration of exterior elements, including siding, glazing and exterior finishes. This damage has advanced to a degree that, in the opinion of the Building Official, is presently structurally unsound, unsanitary and constitutes a public nuisance.

**TYPE:**

RESOLUTION  
ORDINANCE  
RECEIVE/FILE

**FISCAL IMPACT -**

Estimated demolition costs are \$35,000. All costs associated with this action are intended to be collected from the owner by means of a personal judgement, or assessed against the property.

**SUBMITTED BY:**

JAMES GRANT,  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

**RECOMMENDATION -**

**Approval.**

**BACKGROUND -**

The owner (Harold J. Stuit), Tax Certificate holder (Steve Sodeman), and leaseholder (David Prince), were served with notice on June 17 and July 21, 1999, to repair or demolish this building within 30 days. If corrections were not accomplished within this time period, this matter would be presented to City Council at the August 23, 1999 meeting, at which time it would be the recommendation of the Community Development Department to refer this matter to the Legal Department for appropriate legal action against said property to abate this

public nuisance. An inspection of this property on August 16, 1999, found that no improvements have been made.

Attached to the roll call are copies of the June 17, and July 21, 1999 notices, and a current property condition report prepared by the Permit and Development Center.