



**CITY COUNCIL  
COMMUNICATION:**

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

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

**99-447**

**SYNOPSIS -**

**AGENDA:**

OCTOBER 4, 1999

**SUBJECT:**

PUBLIC NUISANCE  
AT 1719 - 6TH  
AVENUE

This property contains a dilapidated structure damaged by fire, decay from weather exposure, and inadequate maintenance. Portions of the roof have collapsed into the interior of the structure. Prolonged weather exposure and inadequate maintenance have caused decay of interior and exterior elements. Building electrical and mechanical systems are damaged and appear inoperable. Unless the structure is repaired and made weathertight, further decay and collapse is likely; and as such, in the opinion of the Building Official, is structurally unsound and constitutes a public nuisance.

**TYPE:**

**FISCAL IMPACT -**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

Estimated demolition costs are \$14,000. All costs associated with this action are intended to be collected from the owner by means of a personal judgment or assessed against the property.

**SUBMITTED BY:**

**RECOMMENDATION -**

JAMES GRANT  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

**Approval.**

**BACKGROUND -**

The owners of the property, Melvern L. and Roverta L. Butts; and the contract purchaser, Jesus Christ Apostolic Churches Inc., Bishop Jeremiah Reed, registered agent, have been served with notice dated August 23, 1999, to repair or demolish this structure within 30 days. The notice indicated that if they failed to comply with the notice, this matter would be presented to City Council on October 4, 1999. The notice indicated it would be the Community Development Department's recommendation that this matter be referred to the Legal Department to bring the appropriate legal action against said property to abate this

public nuisance.

Written response to these notices was not received. A phone call from Mr. Butts was received on September 20, 1999, which indicated he may have a party interested in the property for redevelopment. A clear time frame was not established. An inspection of this property conducted September 28, 1999 found that no improvements have been made.

Attached to the roll call is a copy of the August 23, 1999 notice and a current property condition report prepared by the Permit and Development Center.