



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-391

SYNOPSIS -

AGENDA:

AUGUST 28, 2000

SUBJECT:

PUBLIC NUISANCE
AT 1555 DES
MOINES STREET

This property at 1555 Des Moines Street contains a vacant church that has suffered significant damage from inadequate maintenance, neglect and decay. Water intrusion into the building interior contributed to the deterioration resulting in partial collapse of the floor and roof systems. The damage is such that further collapse of building systems may be likely, with the adjacent public sidewalk and street at risk. In the opinion of the Building Official, the building is structurally unsound, and cannot be abated except by repair or demolition and constitutes a public nuisance.

TYPE:

FISCAL IMPACT -

RESOLUTION
ORDINANCE
RECEIVE/FILE

Estimated demolition costs are \$30,000, including asbestos abatement. All costs associated with this action are intended to be collected from the owners by personal judgment, or assessed against the property.

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

RECOMMENDATION -

Approval.

BACKGROUND -

This property has been vacant for a number of years and has been the subject of neighborhood complaints due to its poor condition and continued deterioration.

Informal discussions with potential occupants concerning reuse and repair of this structure have not resulted in a viable plan for restoration.

The titleholder of this property, Mr. James Rigsby, was served

with a notice dated July 11, 2000. The notice indicated that the building must be repaired or demolished within 30 days of receipt of notice, or failing that, would be heard at public hearing by the City Council on August 28, 2000. The Adair Co. Sheriff served this notice on August 4, 2000. To date, no permits have been authorized or application for permit received. An inspection conducted August 21, 2000 found that no improvements have been made.

This action authorizes the Legal Department to bring appropriate legal action to abate this public nuisance in the event that the owner fails to take appropriate corrective action within the stipulated time.

Copies of a site plan, the July 11, 2000 notice, the service return receipt, the property condition report and photographs are attached to the roll call.