



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: Dave Gobin, Community Development Director
Date: November 1, 2016
Re.: Proposed Demolition of 519 Orange Street

INTRODUCTION: A request is being made for City Council to authorize the City's contractor to demolish the structure at 519 Orange Street, Muscatine, Iowa (House).

BACKGROUND: On August 28, 2016, this office responded to a call from the police department concerning the status of the property located at 519 Orange Street. A portion of the structure has collapsed. The residence was subsequently declared a nuisance and unsafe to occupy and all known owners with an interest were notified of the nuisance as required by City Code. The property is vacant and staff has been unable to locate the owner. The property has been posted for "No Occupancy" since August 30, 2016. The City's contractor has conducted nuisance abatement at the property off and on since August 2016.

RECOMMENDATION/RATIONALE: It is recommended that the City Council approve the demolition request for 519 Orange Street, Muscatine, Iowa.

BACKUP INFORMATION:

1. Cover Memo
2. Resolution
3. Notice
4. Inspector Report

RESOLUTION NUMBER: _____

**A RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO
PROCEED WITH SPECIFIED WORK ON THE PREMISES LOCATED
AT 519 ORANGE STREET IN THE CITY OF MUSCATINE, IOWA**

WHEREAS, The Building Official has caused all (known) interested parties to be advised that the building located at 519 Orange 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 November 3, 2016, 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 \$30,000.00, 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 3rd DAY OF November, 2016.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Clerk

9/12



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COMMUNITY DEVELOPMENT

NOTICE TO ABATE NUISANCE

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

August 30, 2016

Jeremy McCormick / Laura Leakey
519 Orange St.
Muscatine, IA 52761

Dear Property Owner(s),

YOU ARE HEREBY NOTIFIED; that the current condition of the structure as identified above, constitutes a nuisance as stated in Title 9, Chapter 3, Section 3 (R)(et al) of the City Code of Muscatine which reads, "Whenever the building or structure, or any portion thereof, because of 1) dilapidation, deterioration, or decay; 2) faulty construction; 3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; 4) the deterioration, decay or inadequacy of its foundation; or 5) any other cause, is likely to collapse partially or completely."

You are hereby ordered to **ABATE A NUISANCE** as provided in Title 9, Chapter 3, Section 5 of the City Code of Muscatine.

You are further ordered to begin abatement of the above described nuisance through repair or demolition within ten (10) days of receipt of this notice. Failure to commence abatement within ten (10) days of the receipt of this notice will result in this office taking additional action as provided in Title 9, Chapter 3, Section 9, of the City Code of Muscatine.

You have the right to appeal the determination that the condition of this property constitutes a nuisance by requesting a hearing before the City Council. The request must be in writing and delivered to the City Clerk within ten (10) days from the date of this order or it will be conclusively presumed a nuisance exists and it must be abated as ordered.

If you have any questions concerning this order or if I may assist you in some way, please contact me at (563) 262-4141 or gpickering@muscatineiowa.gov prior to the imposed deadline.

Your cooperation in this matter is both expected and appreciated.

Sincerely,

Grant Pickering
Community Services Officer
Code Enforcement

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

B. Watson

Jeremy Paid
+ expen 9/23/16

S W C A D C A L L S U M M A R Y R E P O R T

As of 08/29/16 at 10:20

Call: 16-034760	Police	Fire	Amb	Other
Loc: 519 ORANGE ST	Grids: 0017	0017	0017	0017
	District: 910	N	A	
MUSCATINE , IA 52761	Agency: MPD	MFD	1MAB	
E 5TH ST / E 6TH ST	Cmd Area: A	A	A	
Type: INFORMATION	Priority: 8			
	Disposition: W			
Name: RAMIREZ, MARIBEL	Call Date/Time: 08/28/2016	15:56		
Addr:	Call Source: P			
	Received By: CJASP			
Home:	Actual Type: INFORMAT			
Cell:				
Work:				

----- Call Remarks -----

(CJASP 08/28/2016 15:56:43)
2 CALLS IN REFERENCE TO HOUSE FALLING DOWN AND BRICK FALLING

10-69 PICKERING WITH CITY, HE WILL GO TAKE A LOOK

(CJASP 08/28/2016 16:14:00)
Location changed from E 6TH ST/ ORANGE ST to 519 ORANGE ST

(CJASP 08/28/2016 16:50:27)
BARRICADES WILL BE PUT UP BY DPW, PER GRANT PICKERING

----- Responding Units -----

Unit	Personnel Dispatch	Enroute	Arrive	Clear	Qtrs
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----- END OF REPORT -----

Grant Pickering's Inspector Report

On August 28, 2016 this office responded to a call from MUSCOM concerning the house at 519 Orange St. (see attached picture from 08/29/16), apparently a wall of the house collapsed into the street. D.P.W. was called and requested to place barricades around the exterior of the property until a more secure method could be erected. The house was empty. The residence was declared a nuisance and a letter was posted on the property and sent by mail to the last known owners on August 29th, 2016. The only address we had to work with was 519 Orange St. the letter was mailed in hopes that it would be forwarded to the owners, it was not and was returned unable to forward. Also any other entities with interest in the property were contacted and advised of the property conditions and the intentions of the city to abate the nuisance. All utilities have been shutoff and meters removed. The property has been posted for no occupancy.

The house has become a safety hazard to the public in its condition and should be demolished and the site cleared as abatement to the situation. It is recommended that the attached resolution be adopted by the city council authorizing this office to proceed with the demolition as requested.



Muscatine Area Geographic Information Consortium (MAGIC)

Summary

Parcel ID	0835430001
Alternate ID	
Property Address	519 ORANGE ST
Sec/Twp/Rng	35-77-2W
Brief	N 46 2/3' LOT 10 BLK 105
Tax Description	
	(Note: Not to be used on legal documents)
Deed Book/Page	2006-01387 (02222006)
Contract Book/Page	N/A
Gross Acres	0.00
Net Acres	0.00
Class	R - Residential (For Assessment Purpose)
Zoning	R5-Multi-Family Residence
Taxing District	MCMUU - MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE
School District	MUSCATINE SCHOOL



Iowa Land Records

[View Deed \(0-0\)](#) [View Contract \(0-0\)](#)

*Data for Muscatine County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1997.
For records prior to 1997, contact the County Recorder or Customer Support at www.iowaLandRecords.org.*

Owner

Deed Holder	Contract Holder	Mailing Address
Mccormick Jeremy E Leakey Laura 519 Orange St Muscatine IA 52761		

Land

Lot Dimensions	Regular Lot: 47.00 x 60.00
Lot Area	0.07 Acres; 2,820 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	2 Story Brick
Architectural Style	Conventional
Year Built	1900
Exterior Material	Brk
Total Gross Living Area	1,352 SF
Attic Type	None;
Number of Rooms	5 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	676
Basement Finished Area	
Plumbing	1 Full Bath; 1 Shower Stall Bath;
Central Air	No
Heat	Yes
Fireplaces	



08.29.2016 08:33

MUSCATINE
[Illegible text]

Police Patrolled

Atencion!

NOTICE!

Police Patrolled

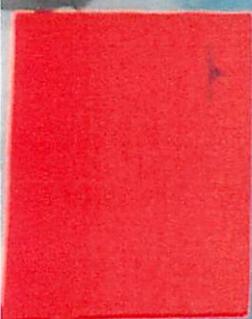
No Entre
DO NOT ENTER,
Inseguro Para Habitar
UNSAFE TO OCCUPY

COMMUNITY DEVELOPMENT,
CITY OF MUSCATINE • 262.344

8/29/2016

[Signature]

City of Muscatine, Iowa
City Engineer, The First Business Building of Iowa



08.30.2016 09:20



09.13.2016 09:51