

Councilor \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**GRAND RAPIDS RESOLUTION 19--\_\_\_\_**

**ORDER TO RAZE OR REMOVE STRUCTURES LOCATED UPON  
3321 RIVER ROAD, GRAND RAPIDS, MINNESOTA**

WHEREAS, the City of Grand Rapids is a governing body entitled to order the owners of any hazardous building to raze or remove the building.

WHEREAS, under Minnesota Statute 463.15, a hazardous building or property means any building or property which, because of inadequate maintenance, dilapidation, physical damage, unsanitary conditions, or abandonment constitutes a fire hazard to public safety or health.

WHEREAS, the owner of record of the structure and property legally described as:

The N. 200 feet of the S. 485 feet of Government Lot 7, Section 35, Township 55 North, Range 25, West of the Fourth Principal Meridian, laying East of State Hwy No. 38. Itasca County, Minnesota

is Douglas D. Hafar (deceased). The property contains one (1) main structure and one (1) garage and (1) Cubic Conex Storage Cargo Container.

WHEREAS, the City finds the structures and the premises to be unfit for human occupancy and is in violation of the 2003 International Property Maintenance Code as adopted by the City of Grand Rapids as outlined below:

- The main building is found hazardous due to dilapidation taking place from lack of maintenance and abandonment. The roof, walls and windows are dilapidated to a point they are not providing weather protection to the building.
- All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. There is debris scattered throughout the exterior of the property.
- Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be kept or stored on any premises; and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. There is an unlicensed motor vehicle on the property.
- All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. The main building is deteriorated to the point structural members of the roof have rotted and failed.
- Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight. Several windows in the main building are broken or missing.
- All plumbing fixtures shall be properly installed and maintained in working order, and

shall be kept free from obstructions, leaks and defects and be capable of performing the function for which plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. There are plumbing fixtures laying loose outside the main building.

- All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. There has been no water, or power usage in the main building for the last several years.
- Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. There has been no power usage in the main building for the last several years.

WHEREAS, the City attempted to serve the owner of this property, via certified mail, notice to clean and repair the premises to bring it to a condition where it no longer poses a danger on June 10, 2022, with no returned communication. After receiving an Owner and Encumbrance report along with the Death Certificate of the Owner, Douglas D. Hafar, it is the City's intention, upon the passage of this resolution, to serve notice by publishing the notice of violation and resolution in the Grand Rapids Herald Review for three consecutive weeks.

WHEREAS, pursuant to the above-stated facts and in accordance with Minnesota Statutes, Sections 463.15 to 463.26, the Grand Rapids City Council hereby Orders that the owner of record of said hazardous building raze or remove the building, or within the time allotted, make repairs to the same described above.

WHEREAS, it is further Ordered that unless action is commenced to raze or remove the building within twenty (20) days after service of this Order and completed within sixty (60) days of such service, or unless such repairs are commenced within twenty (20) days after service of this Order and completed within sixty (60) days after service, or answer served upon the City of Grand Rapids in the manner provided for the service of answer in a civil action within twenty (20) days from the date of service of this Order, then the City of Grand Rapids will move the District Court of Itasca County for summary enforcement of this Order.

BE IT RESOLVED that the Council further Orders that if the City is compelled to take any corrective action herein, all necessary costs expended by the City will be assessed against the real estate concerned and collected in accordance with Minnesota Statutes as required by law.

BE IT FURTHER RESOLVED that the owner be served a copy of this Order, and the owner shall have to take the following action:

1. Remove or raze the buildings presently upon the property indicated above.

Failure to comply with or answer this Order as required by Minnesota Statute 463.18 will result in the City of Grand Rapids filing a Motion for Summary Enforcement of this Order in the

District Court, Itasca County, Minnesota. The owner shall have twenty days from the date of service of this Order to answer specifically and deny such facts contained in this Order if any are in dispute.

Adopted by the Council this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Dale Christy, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Gibeau, City Clerk

Councilor \_\_\_\_\_ seconded the foregoing resolution and the following voted in favor thereof: \_\_\_\_\_ ; and the following voted against same: None, whereby the resolution was duly passed and adopted.