



REQUEST FOR COUNCIL ACTION

AGENDA DATE: October 9, 2023

AGENDA ITEM: Consider the adoption of a resolution issuing an order to raze or remove structures upon property located at 3321 River Road, Grand Rapids, MN

PREPARED BY: Jon Peterson

Background: 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 the 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, in 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.
- 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.

The city attempted to serve the owner of this property, placing the violation on the structure and 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.

REQUESTED COUNCIL ACTION:

Make a motion to raze or remove structures upon the property located at 3321 River Road, Grand Rapids, Minnesota.