

**GARDINER CITY COUNCIL MEETING
AGENDA SUPPLEMENT**

Item Number: 5.2

Agenda Topic: 4 Beech Street Property, Tax Map 34 Lot 43

For The Agenda of: February 7th 2007

Submitted: February 2nd 2007

Authorized by: David P. Cichowski CEO-LPI

Background Information

The following is a summary describing the property located at 4 Beech Street and the history of code enforcement issues that has existed with the property. In addition to a code violation history, it has been determined, since the property became tax acquired, that the dwelling is structurally unsound.

The property (once a two family dwelling) located at 4 Beech Street was tax acquired on 12/18/06 via the City's foreclosure process. The property was last owned by Norman Roy and is located on a quarter acre lot (Map 34 Lot 43). The property has had a history of City code violations, dating back to 1984, as follows:

- 8/2/84 the City Code Enforcement Officer (CEO) cited the (then) owner for debris and junk as a nuisance on the property.
- 4/23/85 the CEO ordered the owner to remove 5 abandoned vehicles from the property.
- 8/7/86 the City Manager and CEO visited the owner at the site to discuss the clean-up of cars and junk, which was a repeating violation.
- 4/11/88 a councilor wrote a letter to the CEO about dangerous scaffolding falling down around the chimney at the property. The scaffolding remains to this day.
- 6/23/88 the CEO cited the owner for 5 vehicles, wood, debris, and junk accumulated on the property.
- 9/27/94 the CEO cited the owner for storing junk on the property.
- 5/17/96 the CEO cited the owner for maintaining an illegal junkyard.
- 7/14/97 the CEO wrote to the City Council asking permission to involve the City Solicitor to pursue legal action.
- From 8/19/97 to 3/5/99 there was a civil action filed in court that went on for two years and then a judgment was made for the City.

Current Code Violation Activity. I responded to code violation complaints and cited the property owner for a junkyard violation on April 13, 2006. The property remains in violation of the City code to this day. I inspected the property on 1/31/07 (after the property became tax acquired) with Fire Chief Mark Kimble who took pictures for documentation. The Water district reports the water was turned off 3/29/06 which indicates the building has not been habitable since then. It is my opinion that the structure is unsound from the foundation up and is a danger to the public.