

**CITY OF GRAFTON
SPECIAL CITY COUNCIL MINUTES
MEETING OF MARCH 2, 2020**

A special meeting of the City Council of the City of Grafton, North Dakota was held in the Council Chambers, City Hall, Grafton, North Dakota at 6:00 p.m. on Monday, March 2, 2020.

Vice Chairperson Greg Young presided. Mayor Chris West was out of town. Members present: Dave Fellman, Don Hutson, Shane Mohn, Phil Ray, Brian Sieben, Mary Stark and Greg Young. Member absent: Chris Lipsh. Others present: Nick Ziegelmann, Nick Hall, Tony Dumas, Kevin Sevigny, Rock Desautel, Scott Boura, Todd Morgan and Shirley Burns.

A special meeting of the City Council was called to hold a public hearing to consider appeal to Building Officials Notice of Condemnation for structure at 413/417 West 6th Street.

A public hearing was held regarding the Building Official's Order of Condemnation for a structure at 413/417 West 6th Street owned by Roberto Godina and Elenita Garza. Building Official Boura explained the structure has been occupied very little for several years and he does not feel it is a habitable structure as it stands. There are not any big structural issues but the cost of repairing all the issues that exist would far exceed the value of the structure. The property owners are currently arrears on their utilities as well. It was moved by Mr. Mohn and seconded by Ms. Stark to approve the findings of fact: 1) The Council accepts the repair estimates set out by Building Official, Scott Boura, necessitated by the Building Code and other regulations, in order for this structure to be in compliance with City Ordinances. Said repairs are in excess of \$23,125, 2) The assessed value of the property, on the City records is \$22,400. The actual value of the structure is not greater than \$22,400, 3) The property is not fit for habitation as it does not meet Code standards or include the necessary amenities for residential use. The structure is severely dilapidated and constitutes a serious blight in the neighborhood for other homeowners, and 4) Under Code Section 5-350, the cost of necessary repairs exceeds 50% of the value of the structure. On roll call vote the following voted in favor thereof: Mr. Fellman, Mr. Hutson, Mr. Mohn, Mr. Ray, Mr. Sieben, Ms. Stark, and Mr. Young. Those opposed: None. Member absent: Mr. Lipsh. Vice Chairperson Young declared the motion carried. There will be a 30-day waiting period for the property owner to appeal the condemnation order to District Court before the structure can be demolished.

ADJOURNMENT

There being no further business on the agenda, Vice Chairperson Mr. Young adjourned the meeting.

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Greg Young, Vice Chairperson

Nick Ziegelmann, City Administrator