

BILL NO. 1330

ORDINANCE NO. 1336

AN ORDINANCE OF SCOTT CITY, MISSOURI FINDING PROPERTY LOCATED AT 1412 MARY STREET, SCOTT CITY, MISSOURI, CONSTITUTES A DANGEROUS/SUBSTANDARD BUILDING REQUIRING REPAIR OR DEMOLITION; ESTABLISHING THE EFFECTIVE DATE; AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, the Code Enforcement Officer of the City of Scott City inspected the premises owned and occupied by Jeremy Curd (“Owner”) located at 1412 Mary Street, Scott City, Missouri, more fully described as follows:

All of Lots Numbered Seventeen (17) and Eighteen (18) in Block Lettered “A” in Scott City, Scott County, Missouri.

WHEREAS, Owner was initially notified on April 6, 2023 that the house located at 1412 Mary Street, Scott City, Missouri was a dangerous/substandard building within the definition of Code Section 525.010 in that the soffit and fascia needed replaced, windows needed to be replaced, and utility services needed to be restored and because of its condition, it is unsafe, unsanitary or dangerous to the health, safety and general welfare of the people of the City; and

WHEREAS, on August 31, 2023 the house was destroyed by fire; and

WHEREAS, Owner was notified on November 7, 2023 that the house was a dangerous/substandard building within the definition of Code Section 525.010 in that the it has missing walls and ceilings, holes in floors and roof, unstable structure, nonworking water, sewer, and electric facilities and an abundance of fire debris and because of its condition, it is unsafe, unsanitary or dangerous to the health, safety and general welfare of the people of the City; and

WHEREAS, Owner was provided an opportunity to correct the Code violations.

WHEREAS, Owner was notified on December 6, 2023 that a hearing before the City Council of Scott City, Missouri to determine whether the building or structure involved is a public nuisance and should be condemned.

WHEREAS, a hearing before the City Council was conducted January 3, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF SCOTT CITY, MISSOURI, AS FOLLOWS:

SECTION ONE. The City Council hereby finds as follows:

A. There is competent and substantial evidence that the house located at 1412 Mary Street, Scott City, Missouri is a public nuisance as it is a dangerous, substandard building within the definition of Section 525.010.5 of the Scott City Code due to conditions including, but not limited to, the following:

1. missing walls and ceilings,
2. holes in floors and roof,
3. unstable structure,
4. nonworking water, sewer, and electric facilities and
5. an abundance of fire debris.

B. The procedures required by the Nuisance Code have been substantially followed

C. The abatement order directing Owner to remove the house from the property as well as all of the associated debris was reasonable within the standards of the ordinance.

D. The house is fifty percent (50%) damaged or decayed or deteriorated from its original value and the structure should be demolished.

SECTION TWO. Owner is hereby ordered to bring the building into compliance with Chapter 525 of the Scott City Code of Ordinances within thirty (30) days from the date of this ordinance.

SECTION THREE. If Owner fails to comply with this ordinance within the time allotted in Section Two, the City Council shall cause such building or structure to be demolished, and the

Attest:

Christine Oswald
City Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF SCOTT)

On this 3 day of January, 2024, before me, the undersigned notary, personally appeared Norman Brant, personally known to me to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Mayor of the City of Scott City, Missouri, a municipal corporation of the State of Missouri, and said instrument was signed on behalf of said City by authority of its City Council.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



Tina Blattel
_____, Notary Public
State of Missouri
County of Scott
Commission No. 15050270
My term expires: May 17, 2027

Title of Document: Ordinance of Scott City, Missouri Finding Property Located at 1412 Mary Street, Scott City, Missouri, Constitutes a “Dangerous/Substandard Building”

Date of Document: January 3, 2024

Grantor(s): Jeremy Curd

Grantee(s): City of Scott City, Missouri

Mailing address of Grantees: 215 Chester Avenue
Scott City, MO 63780

Legal Description: All of Lots Numbered Seventeen (17) and Eighteen (18) in Block Lettered “A” in Scott City, Scott County, Missouri.

Reference Book and Page(s): Book 0647 at Page 0003