

## Two residential properties deemed unsafe

Written by Elizabeth Barrett  
Friday, 01 March 2013 15:13 -

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### City council takes action to remedy condition of homes

Two residential properties in the city are in bad need of repair.

Because the condition of the properties could pose a safety threat to residents, the Gothenburg City Council declared both to be unsafe buildings and decided to remedy their condition.

The decision was made at the council's Feb. 19 meeting.

Council members heard that the first property, known as the Jean Waller residence at 1804 Ave. C., has mold and broken-out windows, according to city administrator Bruce Clymer.

"The cost of repairs would exceed the cost of the structure," Clymer said.

Waller relatives were notified and asked to do something about the property with no response, he said.

City attorney Mike Bacon said the city could secure the premises, go to court to condemn the property, remove the buildings and bill the owners for costs.

If the bills are not paid, Bacon said the city can file a lien.

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Bacon will file a petition in district court for authorization to condemn the property.

If it's an emergency, Bacon said the city could board up the windows to keep kids and others from getting into the property and being exposed to health risks.

"That's within the law," he said.

The second property, at 1010 18th St. and owned by the Bank of America, has fire damage and could collapse.

Clymer said he thought the home was salvageable but would take a lot of work.

On another matter, the council reviewed and approved the one- and six-year road plan which was presented by Travis Mason of Miller & Associates Consulting Engineers.

The plan is the same as the one approved in 2012.

Paving a road to an industrial site, owned by the Gothenburg Improvement Company, in the southeast part of town is the only item on the one-year plan.

Approval of road improvement plans yearly insures that the city receives a monetary allocation from the Nebraska Department of Roads.

In other action, the council approved two subdivisions within a one-mile radius of the city over which the city has zoning jurisdiction.

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The first was for 1.34 acres north of Gothenburg which will separate the homestead from farm property owned by the heirs of Norris and Gaye Franzen after which the subdivision is named.

Delahunty Acres Subdivision, the second request, is 5.09 acres east of town.

In other business, the council:

granted a request for Hecox Dentistry to maintain a new water line that runs under city right of way in an alley next to the business at 1014 Lake Ave.

passed, on second reading, an ordinance that changes industrial zoning regulations to allow sexually oriented businesses by special use permit.

reviewed requests for proposals and selected Dawson Area Development to administrate Community Development Block Grant reuse funds over a three-year period.

Mayor Joyce Hudson, city clerk Connie Dalrymple and council members Duane Oliver and Tim Strauser recommended the selection of DAD which was the only proposal received.

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