



CITY COUNCIL MEETING AGENDA

(Please Note the Date Change)

Marc D. Tall, Mayor
Ronald J. Beauchamp, Mayor Pro-Tem
Patricia A. Baribeau, Council Member
Ralph B. Blasier, Council Member
Michael R. Sattem, Council Member

James V. O'Toole, City Manager
Robert S. Richards, CMC, City Clerk
Ralph B.K. Peterson, City Attorney

City Council Chambers located at: City Hall - 410 Ludington Street - Room C101 - Escanaba, MI 49829

The Council has adopted a policy to use a Consent Agenda, when appropriate. All items listed with an asterisk (*) are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

Regular Meeting

Wednesday, January 7, 2015, at 7:00 p.m.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE –

Robert S. Richards, City Clerk

APPROVAL/CORRECTION(S) TO MINUTES –

Regular Meeting – December 18, 2014

APPROVAL/ADJUSTMENTS TO THE AGENDA

RETIREMENT PROCLAMATION –

Margaret J. Ogren – Department of Public Safety

CONFLICT OF INTEREST DECLARATION

BRIEF PUBLIC COMMENT

PUBLIC HEARINGS

1. **Condemnation Hearing - 630 1st Avenue South.**

Explanation: Administration is requesting the condemnation of a building located at 630 1st Avenue South, Escanaba, MI. Administration advises the 24,000 foot structure is deemed as unsafe, a public nuisance, and unfit for human occupancy.

UNFINISHED BUSINESS – None

NEW BUSINESS

1. **Scheduling of Public Hearings - Citizen Participation - 2015/16 Fiscal Year Budget Preparation.**

Explanation: Each year, the City Council holds public hearings to facilitate input from citizens for the upcoming fiscal year budget. The first of five (5) scheduled public hearings is scheduled for January 15, 2015. Additionally, Administration is seeking City Council approval to schedule additional budget input public hearings for February 19, 2015, and March 19, 2015.

2. **Update – Power Generation– City Manager's Office.**

Explanation: Administration will update the Council and public on the latest developments related to the sale of the Escanaba generating facility and the Upper Peninsula electrical situation.

APPOINTMENTS

BOARD, COMMISSION, AND COMMITTEE REPORTS

GENERAL PUBLIC COMMENT

ANNOUNCEMENTS

ADJOURNMENT

Respectfully Submitted

James V. O'Toole
City Manager

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, December 18, 2014**

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem

Absent: None

Also Present: City Manager James V. O'Toole, City Department Heads, media, and members of the public.

Pastor Erik Heskin of Bethany Lutheran Church, gave the invocation and led Council in the Pledge of Allegiance.

Blasier moved, Beauchamp seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting Minutes from December 4, 2014, Special Meeting Minutes from December 9, 2014, and Special Meeting Minutes from December 10, 2014, as submitted.

ADJUSTMENTS TO THE AGENDA

Council Member Beauchamp asked to add an agenda item regarding an Energy Summit.

Beauchamp moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as amended.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT – None

PRESENTATION – Certificate of Commendation to Bonnie Wenick-Kutz

Mayor Tall presented Bonnie Wenick-Kutz a certificate of commendation as an expression of appreciation for her outstanding contributions, efforts and involvement with the Escanaba Christmas Parade. Mayor Tall thanked Bonnie for her positive energy and extraordinary efforts for 40 successful years the Christmas Parade that have brought the community together. Mayor Tall wished Bonnie happiness and success on the occasion of her retirement as Escanaba's Christmas Parade Organizer and Facilitator.

PUBLIC HEARINGS – None

UNFINISHED BUSINESS – None

NEW BUSINESS

Approval – Resolution – Michigan State Historic Preservation Office (SHPO) – Certified Local Government Program (CLG).

The Michigan State Historic Preservation Office requested a resolution be adopted by the City Council so that the City was eligible to compete for CLG Grants administered by SHPO. Additionally, the resolution designated the City Manager as the lead contact person and designated the City Manager as the local governmental official for all contract signatories. Administration recommended approval.

City Manager O'Toole stated Escanaba was one of 23 entries in the State of Michigan, and only one other municipality in the Upper Peninsula. Manager O'Toole reviewed the different aspects of the CLG program.

NB-1 “By Council Member Blasier, seconded by Council Member Beauchamp;

**CITY OF ESCANABA
COUNTY OF DELTA**

**AUTHORIZING RESOLUTION
CLG CERTIFICATION
ESCANABA, MICHIGAN**

WHEREAS, The City of Escanaba has been invited to submit an application for certification as a Certified Local Government (CLG) making the City of Escanaba eligible to compete for CLG Grants administered by the Michigan State Historic Preservation Office (SHPO), and

WHEREAS, A local government official needs to be designated for all contract signatories, and

WHEREAS, James V. O'Toole, City Manager, be named the person serving as the lead contact person, and

WHEREAS, James V. O'Toole, City Manager, be designated as the local government official for all contract signatories.

NOW THEREFORE BE IT RESOLVED, That James V. O'Toole, City Manager, is authorized and directed to file an application for the City of Escanaba's CLG certification and that upon approval of the final application by the Michigan State Housing Development Authority, the City Manager shall be authorized to sign the certification agreement, any necessary amendments to the certification agreement, and any other certification-related documents.

The vote was as follows:

Ayes: Blasier, Beauchamp, Baribeau, Sattem, Tall
Nays: None
Absent: None

RESOLUTION DECLARED ADOPTED.”

Approval – Traffic Control Order (TCO) No. 988 - Department of Public Safety.

Administration sought Council approval of TCO No. 988. The TCO No. 988 called for a “No Parking Here to Corner”, sign be erected on the west side of Sheridan Road in front of 1629 Sheridan Road.

NB-2 Beauchamp moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to approve of TCO No. 988, a “No Parking Here to Corner”, sign be erected on the west side of Sheridan Road in front of 1629 Sheridan Road.

Approval – Use of Public Space – Ludington Park – 6th Annual Mites to Men Pond Hockey Tournament.

The Escanaba Junior Hockey Association sought Council approval to hold the 6th Annual Mites to Men Pond Hockey Tournament in Ludington Park on January 31, 2015. Additionally the group requested the City provide access to electrical power and provide garbage pick-up services. Administration recommended approval of the request provided acceptable liability insurance was filed with the City and event organizers clean-up at the event.

NB-3 Sattem moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to approve a request by the Escanaba Junior Hockey Association, to hold the 6th Annual Mites to Men Pond Hockey Tournament in Ludington Park on January 31, 2015, and provide access to electrical power and provide garbage pickup services, provided an acceptable liability insurance was filed with the City and event organizers clean-up after the event.

Update – Sale of the Power Plant – City Manager’s Office.

Manager O’Toole updated the Council and public on the latest developments related to the sale of the Escanaba generating facility.

UP Energy Summit

Council Member Beauchamp suggest the City of Escanaba host a regional Energy Summit to encourage federal, state, and local officials to discuss upcoming power issues, including shared reimbursements to keep power plants operating. Council Member Beauchamp suggested it would be a follow-up to the summit held in

City Council Minutes
December 18, 2014 – cont.

Marquette last fall. The major topic of discussion would include the \$97 million Upper Peninsula utility customers would be charged to keep the Marquette Presque Isle Power Plant operating.

In response, Manager O'Toole stated he did send out a request regarding the proposed summit and would be working with Senator Casperson's Office to spearhead the event. He further advised he would also contact new Federal and State legislator once they enter office in January of next year.

Blasier moved, Beauchamp seconded, **CARRIED UNANIMOUSLY**, to request Administration to investigate costs, and schedule invites to the event, and report back to Council with a proposed agenda, and a list of available speakers.

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES – None
BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT – None

ANNOUNCEMENTS

- Council Members wished everyone a Very Merry Christmas and a Happy New Year;
- City New Year Fireworks were scheduled at the Municipal Dock for 9:00 p.m.;
- The Community Christmas Concert was scheduled for 7:30, December 19th at St. Pat's/St. Joseph's Church.

Hearing no further public comment, the Council adjourned at 7:23 p.m.

Respectfully submitted

Robert S. Richards, CMC
City Clerk

Approved: _____

Marc D. Tall, Mayor

PROCLAMATION

In Honor of Margaret J. Ogren Upon the Occasion of Her Retirement

WHEREAS, Margaret J. Ogren has been an invaluable member of the City team since March 26, 2001, when she accepted a position as Records Technician with the Escanaba Public Safety Department; and

WHEREAS, Margaret J. Ogren retired on January 5, 2015, and

WHEREAS, The people of Escanaba wish to thank Margaret J. Ogren for her years of service to the people of Escanaba and congratulate her upon the momentous occasion of her retirement and wish her continued success in her future endeavors.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Marc D. Tall, Mayor for the City of Escanaba, on behalf of the City Council and all Escanaba Employees and Citizens, do designate this January 7, 2015, as,

“Margaret J. Ogren Day”

In the City of Escanaba, and wish her the best in her retirement.

Marc D. Tall, Mayor

City of Escanaba

Margaret J. Ogren

Presented January 7, 2015, this

CERTIFICATE OF APPRECIATION

in recognition of over 13 years of outstanding and valuable service to the City of Escanaba

Attest: _____ *Mayor*

_____ *City Clerk*

MEMORANDUM

December 17, 2014

To: James V. O'Toole, City Manager
From: Blaine R. DeGrave
Subject: Caron Building
630 1st Avenue South
Condemnation Proceedings

Request for the City Council to approve the demolition of the commercial building known as the Caron building located at 630 1st Avenue South. It is believed that the building was being used as a warehouse/storage building for Mr. Caron's business for supplying and distributing material to the local paper mills. The building had extensive roof damage due to a collapse of the roof structure in the late winter/early spring of 2014 preceded by a collapse of this same roof structure/area in the previous year which had been repaired. Most areas of the exterior façade and structure are in need of extensive repair due to lack of maintenance. A massive exterior chimney on the northeast corner of the structure appears to be substantially deteriorated as the joints between the brick forming the chimney have virtually disappeared. Bricks along the east side facade have been dislodged and have fallen to the ground. The large overhead door along 1st Avenue South has damage believed to be from the second roof collapse when the interior air, being compressed due to the collapse of the roof, exploded the structures weakest point, which was the door, causing the damage as seen on the exterior south façade. As stated, all exterior façade surfaces have extensive exterior deterioration and are in need of repair or restoration.

Required correction notices have been sent out asking for repairs to be made to bring the building up to the City of Escanaba's Property Maintenance Code or to demolish the structure. All efforts have been made to contact invested parties in connection with the property and building. Mr. Caron has been cooperative with the City's administration but is believed to not have the financial means to repair or raze the structure according to all required action.

All visible conditions of the structure show that the property is blighted and also a "Public Nuisance" by definition under Section 302.1 DEFINITION "PUBLIC NUISANCE". The building's condition reflects all parts of paragraphs 1., 2., 3., 4., 5., 6., 7., and is best defined by paragraph 8 stated below:

Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

All visible signs show that the property is also in violation of City Ordinance No. 1111, an ordinance to amend the City Property Maintenance Code to provide for an expanded definition of UNSAFE STRUCTURES. The building's condition reflects all parts of paragraph: C., E., F., G., and J. of the property Maintenance Code, with paragraph J best defining the condition as:

An unsafe structure is one that is found to be dangerous to life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

In conclusion, it is my opinion that the Caron building should be completely demolished for health and safety reasons stemming from the physical condition of the structure.

Attachments:

Letter: Condemnation hearing November 24, 2014

Statement of Defect: November 24, 2014

Public Nuisance: Definition

PM-108.1 Unsafe Structure: Definition A-J

Letter: Public Hearing letter to Property Owners (300 Radius): December 12, 2014

Roy Ness Contracting and Sales letter: April 23, 2014

Memorandum: Condemnation Hearing for City Council November 20, 2014.

Council Minutes: November 20, 2014



7014 1820 0001 8728 8246

7014 1820 0001 8728 8302

P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755

TDD (800) 649-3777

November 24, 2014

Todd Caron
4954 Windsong 18.23 Drive
Escanaba, MI 49829

RE: 630 1st Avenue South

Dear Mr. Caron:

In accordance with Section PM-110.1 Demolition, of Escanaba's Property Maintenance Code, a Public Condemnation Hearing has been scheduled before the Escanaba City Council on January 7, 2014 at 7:00 pm. The meeting will be conducted in the Council Chambers of City Hall, which is located at 410 Ludington Street. You are invited to attend this hearing so that you can present any information of pertinent facts to the City Council so a decision can be made.

Please find enclosed a copy of the "Statement of Defects and Remedies Needed" for your review.

Sincerely,

A handwritten signature in cursive script that reads "Blaine R. DeGrave".

Blaine R. DeGrave
Community Preservation Department
City of Escanaba
(906) 786-9402 bdegrave@escanaba.org

Pc: Edward and Elaine Caron
316 Marble Falls Street
Las Vegas, Nevada 89138

Mission Statement:

Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

The City of Escanaba is an equal opportunity employer and provider.



November 24, 2014

WEBSITE: www.escanaba.org
Community Development and Planning Department

Todd and Maria Caron
4954 Windsong 18.23 Drive
Escanaba, MI 49829

RE: 630 1st Avenue South, Escanaba, MI 49829

Dear Property Owner:

Because the structure located at the stated address above has been determined to be a blighted structure and considered a public nuisance under Section 302.1 "Public Nuisance", it shall be required to repair or demolish the structure according to the "Property Maintenance Codes" of the City of Escanaba.
A "Statement of Defect" and time limitations can be found highlighted in **RED**.

CORRECTION NOTICE - PROPERTY MAINTENANCE CODE

GENERAL DEFINITIONS AND REQUIREMENTS

Sec. 302.1 Definition "Occupant"

Any person living or sleeping in a building; or having possession of a space within a building.

Sec. 302.1 Definition "Operator"

Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

Sec. 302.1 Definition "Owner"

Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

Sec. 302.1 Definition "Public Nuisance"

Includes the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law; or
2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or

~~3. Any premises that has unsanitary sewerage or plumbing facilities; or~~

Mission Statement:

Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

4. Any premises designated as unsafe for human habitation; or
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb or property; or
6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has an uncontrolled growth of weeds; or
8. Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

Sec. 202.0 Definition "Workmanlike"

Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged, and without marring adjacent work.

Habitable Space

Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

PM - 303.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Sec. 302.1 Definition "Garbage"

The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Sec. 302.1 Definition "Exterior Property"

The open space on the premises and on adjoining property under the control of owners or operators of such premises.

Sec. 302.1 Definition "Rubbish"

Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

PM - 306.3.2 Containers: The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, leakproof approved containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

Statement of Defects and Remedies Needed

DEFINITIONS:

“Approved” - Approved by the Code Official.

“Basement” - That portion of a structure which is partly or completed below grade.

“Bathroom” - A room containing plumbing fixtures including a bathtub or shower.

“Building” - means any structure designed or built for the enclosure, shelter or protection of person, animals, chattels or property of any kind.

“Building Code” - The building code officially adopted by the legislative body of this jurisdiction, or other such codes officially designated by the legislative body of the jurisdiction for the regulation of construction, alteration, addition, repair, removal, demolition, location, occupancy and maintenance of buildings and structures.

“Code Official” - Means the head of the City Community Preservation or the designee of that person.

“Condemn” - To adjudge unfit for occupancy.

“Construction Documents” - All the written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of the project necessary for obtaining a building permit. The construction drawings shall be drawn to an appropriate scale.

“Dwelling” – means one (1) or more rooms with bathroom and principal kitchen facilities designed as a self-contained unit for occupancy by one (1) family for living, cooking and sleeping purposes. The existence of a food preparation area within a room or rooms shall be evidence of the existence of a dwelling unit.

“Dwelling, multiple family” - "Multiple family dwelling" means a building or portion thereof containing three (3) or more dwelling units and designated for or occupies as the home of three (3) or more families living independently of each other.

“Dwelling, single-family” – Single-family dwelling means a detached building containing one (1) dwelling unit and designed for or occupied by only one (1) family.

“Dwelling, two-family” – Two-family dwelling means a detached building containing one (1) dwelling unit and designed for or occupied by only one (1) family.

“Exterior Property” – The open space on the premises and on adjoining property under the control of owners or operators of such premises.

Extermination – The control and elimination of insects, rats or other pests by eliminating their harborage places: by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

“Infestation” – The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

“Let for Occupancy of Let” – To permit possession or occupancy of a dwelling, dwelling unit, rooming unit, building or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of the land.

“Occupancy” – The purpose for which a building or portion thereof is utilized or occupied.

“Occupant” – Any person living or sleeping in a building; or having possession of a space within a building.

“Owner” - means any person having an ownership interest in a premise as shown on the latest City of Escanaba tax records.

“Person” - means a corporation, association, partnership, trust, firm or similar activity as well as an individual.

“Plumbing” – The practice, materials and fixtures utilized in the installation, in maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances.

“Plumbing Fixture” – A receptacle or device which is either permanently or temporarily connected to the water distribution system of the premises, and demands a supply of water therefrom; or discharges waste water, liquid-borne waste materials, or sewage either directly or indirectly to the drainage system of the premises; or which requires both a water supply connection and a discharge to the drainage system of the premises.

“Premises” – A lot, plot or parcel of land including any structures thereon.

“Public Nuisance” – Includes the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law; or

2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises that has unsanitary sewage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation; or
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb or property; or
6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has uncontrolled growth of weeds; or
8. Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

“Registered Design Professional” – An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.

“Rubbish” – Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

Structure – That which is built or constructed or a portion thereof.

“Toilet Room” – A room containing a water closet or urinal but not a bathtub or shower.

“Ventilation” – The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

“Workmanlike” – Executed in a skilled manner, e.g., generally plumb, level, square, in line, undamaged, and without marring adjacent work.

“Yard” – An open space on the same lot with a structure.

PM-108.1 General: When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

DETERMINATION: The building located at 630 1st Avenue South is by definition an unsafe structure because of the following conditions: The building is an unsafe structure due

to the extensive damage caused by the roof collapse due to what may have been excessive snow loads. The exterior wall structure along 1st Avenue South and the overhead door show damage caused by the collapse. This same roof structure also failed in 2013 causing severe damage but had been repaired. Portions of the exterior wall surfaces along 1st Avenue South and 7th street show deterioration along the entire upper wall, which appear to be bulging indicating unstable conditions in these areas. Collapse of the brick may occur if repair and maintenance are not taken to stabilize these areas.

Additionally, Michigan Law, MCL 125.359 defines a dangerous building as a building or structure that has one or more of the following defects or has one or more of the following conditions:

- A. A portion of the building or structure is damaged by fire, wind, flood or other cause so that the structural strength or stability of the building or structure is appreciable less than it was before the catastrophe and does not meet the minimum requirements of this act or a building code of the City, Village, or Township in which the building or structure is located for a new building or structure, purpose, or location.

It is the belief of the City Administration that the building has been severely damaged by the collapse of the roof and other causes which has in turn compromised the structural strength or stability of the building in that the structure is appreciably less stable than it was before the catastrophe and does not meet the minimum requirements of the State Statute and the Life Safety Code of the National Fire Protection Association Section 101, the property Maintenance Code of the City of Escanaba and the Building Code of Delta County.

- B. A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damaged property.

It is the belief of the City Administration that the building walls will continue to deteriorate and could injure persons or damage property.

- C. A portion of the building or structure has settled to such an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by this act or a building code of the City, village, or township in which the building or structure is located.

It is the belief of the City Administration that the defects in the structure elements of the building have materially less resistance to wind than is required in the case of new construction.

- D. The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for the support, or for other reasons, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.

It is the belief of the City administration that the building because of dilapidation, deterioration, decay, faulty construction or damage that it is likely to partially or completely collapse or fall or give way.

- E. The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used. (commercial)
- F. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral person, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.

It is the belief of the City Administration the building has been damaged by the roof collapse and is dilapidated and deteriorated and has become an attractive nuisance in the neighborhood.

PM- 108.1.1 Unsafe Structure: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

REMEDY: Repair all areas of the structure to a defective free condition.

PM - 108.1.2 Unsafe Equipment: Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

REMEDY: The equipment in the building, including heating equipment, electrical wiring, and plumbing, are believed to be in disrepair or are not maintained in a condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure. If applicable, repair all such equipment to a defective free condition.

PM - 108.1.3 Structure Unfit for Human Occupancy: A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is

unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

REMEDY: Repair all areas of the structure to a defective free condition and maintained in a clean and sanitary condition.

PM-301.3 Vacant Structures and Land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

REMEDY: The building is currently not being maintained in a clean, safe, secure, and sanitary condition and is causing a blighting problem in the neighborhood and is adversely affecting the public health and safety of the neighborhood. The building must be brought up to a condition that is considered clean, safe, secure, and sanitary or removed through demolition.

PM - 303.1 Sanitation: 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.

REMEDY: All exterior property and premises must be maintained in a clean, safe, and sanitary condition.

PM - 304.1 General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

REMEDY: The exterior of the structure must be maintained in good repair, structurally sound and sanitary so as to not pose a threat to public safety or welfare.

PM - 304.5 Exterior Walls and Surfaces. All exterior walls shall be free from holes, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipping paint shall be eliminated and surfaces repaired.

REMEDY: All exterior surfaces to include all of the brick façade, doors, windows and frames must be free from deterioration and damage and maintained in a weatherproof condition and properly surface coated.

PM - 304.6 Roofs and Drainage:

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance.

REMEDY: The collapsed area of the roof system must be repaired to a defective free condition and all flashing must be sound, tight and not have defects that admit rain.

PM - 304.9 Chimneys and Towers: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

REMEDY: All chimneys and towers must be maintained structurally safe and sound and in good repair.

PM - 304.10. Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four (4) risers, and every open portion of a stair, landing or balcony which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) nor more than 42 inches (1067 mm) high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762) high above the floor of the landing or balcony. All stairways, decks, porches and balconies shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

REMEDY: If applicable all hand rails and guards must be installed throughout the building where required.

PM - 304.11 Window and Door Frames: Every window, door and frame shall be kept in sound condition, good repair and weather tight.

REMEDY: All damaged windows and door frames must be replaced or repaired to a defective free condition.

PM - 304.11.1 Glazing: All glazing materials shall be maintained free from cracks

and holes.

REMEDY: If applicable all windows that are damaged shall be repaired and maintained from cracks and holes.

PM - 304.11.2 Openable Windows: Every window, other than a fixed window, shall be easily operable and capable of being held in position by window hardware.

REMEDY: All windows and door frames on the entire structure must meet the requirements of PM-304.11, 304.11.1 and 304.11.2

PM-304.13 Doors: All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door.

REMEDY: All damaged exterior doors and hardware must be replaced or repaired to a defective free condition.

PM - 305.1 General: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

REMEDY: The entire interior of the structure and all equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

PM - 305.2 Structural Members: The supporting structural members of every structure shall be maintained structurally sound, and be capable of supporting the imposed loads.

REMEDY: The supporting structural members and all load bearing walls and partition walls must be brought to a structural sound condition and capable of supporting imposed loads.

PM - 305.3 Interior Surface: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

REMEDY: All interior surfaces including windows and doors, walls and floors, ceilings and like surfaces must be brought to a maintained condition free of peeling paint, cracked or loose plaster, decayed wood or other defective surface conditions.

PM - 305.5 Stairs and Railings: All interior stairs and railings shall be maintained in good condition and good repair.

REMEDY: Interior stairs and railing which are capable of supporting normally imposed loads must be installed, if applicable and required.

PM - 305.6 Handrails and Guards: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

REMEDY: If applicable, interior handrails and guards which are capable of supporting normally imposed loads must be installed if required.

PM - 306.1 Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

REMEDY: The exterior property and premises and the interior of the structure must be free of any accumulation of rubbish or garbage.

PM - 604.3 Electrical System Hazards: Where it is found that an electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the Code Official should require the defects to be corrected to eliminate the hazard.

REMEDY: Repair or replace all damaged electrical service lines and repair all such equipment to a defective free condition.

PM - 605.1 Installation: A person shall not alter, maintain, service or repair or cause to permit the installation, altering, maintaining, servicing or repairing of electrical equipment in or on any building, structure, or part thereof, or on any premises, if by the person's actions the work does not conform with the latest edition of the National Electric Code and the rules and regulations of the State of Michigan and City of Escanaba. Every owner or operator shall be responsible for identifying all circuits in each electrical circuit panel.

REMEDY: If applicable, the building's electrical facilities must be upgraded and maintained

according to PM-604.3 and PM- 605.1 so that all improper fusing, insufficient outlets, improper wiring or installation, or deteriorated and damaged wiring are eliminated. A State of Michigan Electrical permit must be obtained and inspected by the State of Michigan and approved by the State of Michigan electrical inspector.

The above list is not exclusive.

IMPORTANT ADMINISTRATIVE INFORMATION - PLEASE READ CAREFULLY

PM - 106.1 Unlawful Acts: It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, fail to maintain, provide, fail to provide, occupy, let to another or occupy or permit another person to occupy any structure or equipment regulated by this code, or causes same to be done, contrary to or in conflict with or in violation of any of the provisions of this code, or to fail to obey a lawful order of the code official, or to remove or deface a placard or notice posted under the provisions of this code.

PM - 106.2 Penalty: A person who violates any provision of Chapter 6 is responsible for a municipal civil infraction subject to payment of a civil fine of not less than fifty dollars (\$50) or more than five hundred dollars (\$500) plus costs and other sanctions for each infraction. Increased civil fines maybe imposed for repeated violations by a person of any requirement or provision of this code or any ordinance. As used in this section, A repeat offense@ means a second (or any subsequent) municipal civil infraction violation of the same requirement or provisions (I) committed Correction Notice a person within any six month period (unless some other period is specifically provided by this code or any ordinance) and (ii) for which the person admits responsibility or is determined to be responsible. Unless otherwise specifically provided by any ordinance for a particular municipal civil infraction violation the increased fine for a repeat offense which is a first repeat offense shall be no less than two hundred fifty dollars (\$250), plus costs. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall be no less than five hundred dollars (\$500), plus costs. **Each day on which any violation of this code or any ordinance continues constitutes a separate offense and shall be subject to penalties or sanctions as a separate offense.**

PM - 106.3 Prosecution: In case of any unlawful acts, the code official shall institute an appropriate action or proceeding at law to exact the penalty provided in Section PM-106.2.

Also,
the code official shall ask the jurisdiction's legal representative to proceed at law or in equity the person responsible for the violation for the purpose of ordering the person:

1. To restrain, correct or remove the violation or refrain from any further execution of work;
2. To restrain or correct the erection, installation, maintenance, repair or alteration of such structure;
3. To require the removal of work in violation; or

4. To prevent the occupancy of the structure that is not in compliance with the provisions of this code.

PM - 107.2 Form: Such notice prescribed in Section PM-107.1 shall:

1. Be in writing;
2. Include a description of the real estate sufficient for identification;
3. Include a statement of the reason or reasons why the notice is being issued;
4. Include a correction order allowing a reasonable time for the repairs and improvement required to bring the dwelling unit or structure into compliance with the provisions of this code; and include an appeal statement explaining Section PM - 111.1 Application for Appeal.

TIME LIMITATION:

A VIABLE PLAN THAT OUTLINES THE COMPLETION OF THE REPAIRS TO THE EXTERIOR AND INTERIOR OF THE BUILDING AND SYSTEMS OR THE RAZING OF THE STRUCTURE MUST BE SUBMITTED TO THE CITY OF ESCANABA FOR REVIEW NOT LATER THAN DECEMBER 24, 2014.

EPM - 110.1 General: Any dwelling, rooming house or other structure covered by the provisions of this code may be condemned as unfit for human habitation or a public nuisance in that it or they are a nuisance to public health and/or safety, by the City Council. Such condemnation shall occur only after a detailed report by the code official is filed with and submitted to the City Manager with his/her recommendations to the City Council. If the City Council decides to proceed with the condemnation it shall set a date and time for a public hearing on the matter not less than four (4) weeks after the date of the meeting which it decides to proceed. The City Manger shall have the name of the owners and any interested parties determined from the property records in the office of the County Register of Deeds or the City Assessor Office. Written notice of the proposed condemnation action shall be served on the owner and any others having an interest, setting forth the date, time and place of the public hearing, a legal description of the property, a statement of the defects in the building(s) or structure(s), and a statement of what must be done to the buildings or structures to place them in a condition so they are no longer a public nuisance to the public health and/or safety. Such notices may be served on the interested party or parties in person, or by certified mail, or if unknown or whereabouts unknown, by posting for not less than ten (10) days in two (2) conspicuous places on the buildings or structures in question.

If a property owner, by his/her own decision or in compliance with a condemnation order of the City Council, proposes to proceed with demolition of any building or structure, he/she shall apply to the Building Inspector for a demolition permit as provided for in the Uniform building Code. Such permit shall be taken out in the name of the owner of the property at the time of the condemnation proceedings. The permit shall list the name and residence address of the owner, the name of the demolition contractor if there be one, the time the property is to be cleared of the buildings and structures, both starting and completion date. The permit shall also require that the premises be cleaned up by removal of all scrap material and rubbish, and basement or other depression be filled in and the lot left clean and level. If the demolition is not to be performed by a bonded contractor, the code official may, if in his/her opinion in circumstances and conditions make it desirable so to do, require a cash deposit of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000), as a guarantee of the faithful performance of the terms of the demolition permit. The amount of such cash deposit shall be returned to the applicant upon completion of the work to the satisfaction of the code official. At no time will the completion date of a building or structure exceed ninety (90) days from date of condemnation.

PM - 107.5 Transfer of Ownership: It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee, lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

PM - 111.1 Application for Appeal: Any person affected by a decision of the code official or a notice of violation or order which has been issued in connection with the enforcement of this code may request and shall be granted a hearing on the matter before the General Appeals Board, provided that a written request for such hearing is filed with the City

Clerk, setting forth the name, address and telephone number of the petitioner and brief statement of the reasons for requesting such hearing. Such request shall be filed within twenty (20) days after the notice of violation and order is served. Upon receiving such a request, the City Clerk shall fix a date, not to exceed thirty (30) days after the request is filed, and shall give the petitioner written notice of the time and place of the hearing. If the petitioner or his/her representative does not appear for the hearing, the provisions of this article shall be enforced. Any owner aggrieved by any final decision or order of the General Appeals Board may appeal the decision or order to the circuit court within twenty (20) days from the date of the decision.

If you have any questions concerning this matter please contact me.

Sincerely,



Blaine R. DeGrave
Code Compliance Inspector
Community Preservation Department
(906) 786-9402 bdegrave@escanaba.org

Pc. Edward and Elaine Caron
316 Marble Falls Street
Las Vegas, Nevada 89138



Date: November 29, 2014

Kim Peterson:

The following is in response to your November 25, 2014 request for delivery information on your Certified Mail™ item number 70141820000187288302. The delivery record shows that this item was delivered on November 29, 2014 at 1:58 pm in LAS VEGAS, NV 89138. There is no delivery signature on file for this item.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

Public Nuisance: Includes the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law; or
2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises that has unsanitary sewerage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation; or
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb, or property; or
6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has an uncontrolled growth of weeds; or
8. Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

PM-108.1.1 Unsafe Structure: An unsafe structure means a building or structure that has one or more of the following defects or is in one or more of the following conditions:

- a. A door, aisle, passageway, stairway or other means of exit does not conform to the approved Escanaba Property Maintenance Code adopted by the City of Escanaba.
- b. A portion of the building or structure is damaged by fire, wind, flood or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the Escanaba Property Maintenance Code adopted by the City of Escanaba for a new building or structure, purpose or location.
- c. A part of the building or structure is likely to fall, become detached or dislodged or collapse and injure persons or damage property.
- d. A portion of the building or structure has settled to such an extent that wall or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by the Escanaba Property Maintenance Code adopted by the City of Escanaba.
- e. The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction or the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.
- f. The building, structure or a part of the building or structure is manifestly unsafe for the purpose for which it is used.
- g. The building or structure is damaged by fire, wind or flood or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- h. A building or structure used or intended to be used for dwelling purposes, including the adjoining grounds, because of dilapidation, decay, damage, faulty construction or arrangement, or otherwise, is unsanitary or unfit for human habitation, is in a condition that the health officer determines is likely to cause sickness or disease, or is likely to injure the health, safety, or general welfare of people living in the dwelling.
- i. A building or structure is vacant, dilapidated and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.
- j. An unsafe structure is one that is found to be dangerous to life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

mailed 12/12/14 - KP



P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

ESCANABA COMMUNITY DEVELOPMENT
ESCANABA, MI 49829

DATE: 12-12-14

Dear Property Owner/Occupant:

A meeting of the Escanaba City Council has been scheduled for **January 7, 2015, at 7:00 p.m.** in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following item will be on the agenda and may affect your property:

Condemnation/Demolition – 630 1st Avenue South, Escanaba

A public hearing has been scheduled for the possible condemnation and demolition of the commercial structure located at 630 1st Avenue South, formally known as the Caron Building. A presentation on the condition of the structure shall be heard.

You are cordially invited to attend this meeting should you have any comment concerning this agenda item. If you have questions or concerns, but are unable to attend this meeting, please submit your written concerns to the City of Escanaba prior to January 7, 2015. All written and signed concerns will be read into the record.

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five (5) days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba at (906) 786-9402.

Sincerely,

Blaine R. DeGrave
Code Compliance Inspector
City of Escanaba

THIS DOCUMENT WAS ENCLOSED IN
A SEALED ENVELOPE FIRST CLASS POSTAGE
PAID PERMIT NO. 1711 ESCANABA MI
U.S. GOVERNMENT PRINTING OFFICE: 2003

Address: 630
Property of: 630
1st AS Ave SW
Escanaba MI 49829
Mailed To By: KP

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider

DECKER MICHAEL & KATHLEEN ET AL
P O BOX 701
ESCANABA, MI 49829

PILON LEONARD J
716 1ST AVENUE SOUTH
ESCANABA, MI 49829

2 LANE PROPERTIES LLC
1221 LUDINGTON STREET
ESCANABA, MI 49829

~~CIN-NO-MAR INC
IRANITA MARSHALL
1300 T ROAD
RAPID RIVER, MI 49878~~

~~NORTHERN MICHIGAN BANK
P O BOX 716
ESCANABA, MI 49829~~

~~2 LANE PROPERTIES LLC
1639 16TH AVENUE SOUTH
ESCANABA, MI 49829~~

M & M ENTERPRISES
624 LUDINGTON STREET
ESCANABA, MI 49829

~~NORTHERN MICHIGAN BANK
P O BOX 716
ESCANABA, MI 49829~~

~~2 LANE PROPERTIES LLC
1639 16TH AVENUE SOUTH
ESCANABA, MI 49829~~

REBEDON INC D MOODY
PARTY STORE
616 LUDINGTON STREET
ESCANABA, MI 49829

MCDONOUGH JAMES W
711 LUDINGTON STREET
ESCANABA, MI 49829

PINOZEK DAVID J JR & JOANNE E
2514 SOUTH 21ST STREET
ESCANABA, MI 49829

EAGLES FRATERNAL ORDER OF
608 LUDINGTON STREET
ESCANABA, MI 49829

ESCANABA STEAM LAUNDRY INC
707 LUDINGTON STREET
ESCANABA, MI 49829

MOVALSON-FIX LLC
NORTHERN INSURANCE AGENCY
P O BOX 774
ESCANABA, MI 49829

~~EAGLES FRATERNAL ORDER OF
608 LUDINGTON STREET
ESCANABA, MI 49829~~

~~ESCANABA STEAM LAUNDRY INC
707 LUDINGTON STREET
ESCANABA, MI 49829~~

~~CARON TODD E & MARIA L
CARON TODD & MARIE L
4954 WINDSONG 18.23 DR
ESCANABA, MI 49829~~

~~EAGLES FRATERNAL ORDER OF
608 LUDINGTON STREET
ESCANABA, MI 49829~~

WM BONIFAS FINE ARTS CENTER
700 1ST AVENUE SOUTH
ESCANABA, MI 49829

BROWN THERESA M
608 1ST AVENUE SOUTH
ESCANABA, MI 49829

KMB BROADCASTING INC
RADIO STATION
604 LUDINGTON STREET
ESCANABA, MI 49829

~~WM BONIFAS FINE ARTS CENTER
700 1ST AVENUE SOUTH
ESCANABA, MI 49829~~

~~PINOZEK DAVID J JR & JOANNE E
2514 SOUTH 21 STREET
ESCANABA, MI 49829~~

OGDEN NEWS PUBLISHING OF MI INC
DAILY PRESS
600 LUDINGTON STREET
ESCANABA, MI 49829

CLEAN GREEN ENERGY LLC
7627 PARK PLACE STE 101
BRIGHTON, MI 48116

~~PINOZEK DAVID J JR & JOANNE E
2514 SOUTH 21 STREET
ESCANABA, MI 49829~~

NORTHERN MICHIGAN BANK
P O BOX 716
ESCANABA, MI 49829

~~CLEAN GREEN ENERGY LLC
7627 PARK PLACE STE 101
BRIGHTON, MI 48116~~

RIVERA SAMUEL C
606 1ST AVENUE SOUTH
ESCANABA, MI 49829

MICHIGAN STATE HOUSING DEV AUTH
16900 W CAPITOL DRIVE
BROOKFIELD, WI 53005

NEUMEIER PAUL E & MARCIA
7646 SUMMIT 19.55 DRIVE
GLADSTONE, MI 49837

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

PINOZEK DAVID L JR & JOANNE E
2514 SOUTH 21ST STREET
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

HALL RUSSELL W & AMY D
1720 DAKOTA AVENUE
GLADSTONE, MI 49837

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

VADER & VADER PC
C/O DANIEL J & MARY VADER
309 SOUTH 6TH STREET
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

WELLS MICHAEL C
523 1ST AVENUE SOUTH
ESCANABA, MI 49829

ESCANABA HOUSING COMMISSION
110 SOUTH 5TH STREET
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

POLEQUIN CHRISTOPHER M
209 SOUTH 6TH STREET
ESCANABA, MI 49829

ESCANABA HOUSING COMMISSION
110 SOUTH 5TH STREET
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

MEAD LOREN L & NANCY J
8253 P.5 ROAD
GLADSTONE, MI 49837

FINLAN MARY A
518 1ST AVENUE SOUTH
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

WELLS MICHAEL
523 1ST AVE SOUTH
ESCANABA, MI 49829

ST JOSEPHS CHURCH
709 1ST AVENUE SOUTH
ESCANABA, MI 49829

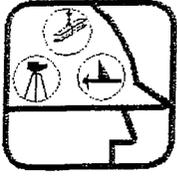
GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

ST JOSEPHS CHURCH
709 1ST AVENUE SOUTH
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829

REV ALEXANDER SAMPLE BISHOP
709 1ST AVENUE SOUTH
ESCANABA, MI 49829

GET UP BEGIN AGAIN CHURCH
612 2ND AVENUE SOUTH
ESCANABA, MI 49829



ROY NESS

Contracting & Sales Inc.

(906) 786-2254 (906) 786-2297

QUALITY CONSTRUCTION
SINCE 1947

1801 North Lincoln Road Escanaba, Michigan 49829

April 23, 2014

Todd Caron

Re: Roof Repair

We propose to furnish the labor, material, tools, and equipment necessary to replace the damaged wood structure as described below for the lump sum of -----(price deleted)

Description:

1. Remove broken joists that remain in-place as needed to allow new replacement joist to be installed in a 40' x 43' area of roof. Disposal of broken joist removed by Ness is included. Disposal of other debris inside the building from the collapse is NOT included.
2. Replace the roof joist in the 40' x 43' area from the collapse. New joist spacing and member size will be different than the original due to an engineered review that requires adjustments in size. Original 2x10 joist were "rough-cut" full 2" thick and current lumber size is smaller therefore replacement with today's 2x10 joist will not be adequate.
3. Remove and replace framing and roof sheeting from two adjoining abandoned skylights. These frame members were cantilevered into the collapsed area and damaged during the collapse. Each area is approximately 12' x 20'. Disposal of old joist and deck is included.
4. Install 3/4" OSB roof sheeting.
5. Fabricate and install a replacement support beam. Existing beam was the old style "I-beam". Replacement will be a "Wide Flange" beam. Support the beam on existing columns and repair the connection plates and angles as needed. The new beam will provide some additional load capacity above the original design.
6. The following items are NOT INCLUDED; Electrical work of any kind, roof membrane repair, roof drain repair, insulation, ceiling paneling, painting, door repairs, asbestos removal, disposal of debris that was not taken down by our employees.

The existing building has structural damage to the exterior masonry walls in multiple locations. Some of this damage appears to be very old while some of it may be more recent and perhaps caused by the collapse. To correct all defects in the exterior wall, regardless of when they may have occurred, would require rebuilding nearly the entire perimeter wall and parts of the foundation. I believe this would be cost prohibitive and would not recommend it from an economic standpoint. Due to the difficulty in determining which defects were caused by the most recent event we are unable to quote a firm price for any such repair. If some limited repair is requested, we would only proceed on a "time-and-material" basis with your direction and approval. We offer no opinion on the current condition of the exterior walls.

This is an old building and it was not designed to meet the current building code requirements for snow loading. Our proposed repair areas will be stronger than the original design but due to existing columns, beams, foundations, and other elements that remain, the repaired building will still not comply with all current code requirements. One critical element that must be addressed is the roof drainage. It appears that the majority of this building relies on a single roof drain that connects to the city storm sewer. As a

minimum precaution, a second overflow drain should be properly sized and added to the roof to provide drainage in the event the main drain is plugged, frozen, or if the city drain experiences similar problems. This overflow should drain out above grade so it is noticeable and it should also be protected by heat tracing to prevent freeze-up due to the building currently being used without any interior heat. The main drain should also be provided with freeze protection.

Thank you for considering Ness Contracting for this project. We look forward to working with you.

Sincerely,

Dennis A. Ness

Dennis A. Ness P.E.

President



Memorandum

November 12, 2014

To: Jim O'Toole

From: Blaine R. DeGrave

Subject: Condemnation hearing concerning the structure located at 630 1st Avenue South.

Please find attached a "Statement of Defect" concerning the condition of the structure located at 630 1st Avenue South, currently owned by Todd and Maria Caron.

It is respectfully requested that you review this statement and consider bringing to the City Council my request for a public condemnation hearing on this structure and to approve the request for proposals (RFP) on cost for the demolition of this structure.

Listed below is the "Property Maintenance Code" on condemnation for reference.

PM - 110.1 General: Any dwelling, rooming house or other structure covered by the provisions of this code may be condemned as unfit for human habitation or a public nuisance in that it or they are a nuisance to public health and/or safety, by the City Council. Such condemnation shall occur only after a detailed report by the code official is filed with and submitted to the City Manager with his/her recommendations to the City Council. If the City Council decides to proceed with the condemnation it shall set a date and time for a public hearing on the matter not less than four (4) weeks after the date of the meeting which it decides to proceed. The City Manager shall have the name of the owners and any interested parties determined from the property records in the office of the County Register of Deeds or the City Assessor Office. Written notice of the proposed condemnation action shall be served on the owner and any others having an interest, setting forth the date, time and place of the public hearing, a legal description of the property, a statement of the defects in the building(s) or structure(s), and a statement of what must be done to the buildings or structures to place them in a condition so they are no longer a public nuisance to the public health and/or safety. Such notices may be served on the interested party or parties in person, or by certified mail, or if unknown or whereabouts unknown, by posting for not less than ten (10) days in two (2) conspicuous places on the buildings or structures in question.

If a property owner, by his/her own decision or in compliance with a condemnation order of the City Council, proposes to proceed with demolition of any building or structure, he/she shall apply to the Building Inspector for a demolition permit as provided for in the Uniform building Code. Such permit shall be taken out in the name of the owner of the property at the time of the condemnation proceedings. The permit shall list the name and residence address of the owner, the name of the demolition contractor if there be one, the time the property is to be cleared of the buildings and structures, both starting and completion date. The permit shall also require that the premises be cleaned up by removal of all scrap material and rubbish, and basement or other depression be filled in and the lot left clean and level. If the demolition is not to be performed by a bonded contractor, the code official may, if in his/her opinion in circumstances and conditions make it desirable so to do, require a cash deposit of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000), as a guarantee of the faithful performance of the terms of the demolition permit. The amount of such cash deposit shall be returned to the applicant upon completion of the work to the satisfaction of the code official. At no time will the completion date of a building or structure exceed ninety (90) days from date of condemnation.

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

The City of Escanaba is an equal opportunity employer and provider.

November 12, 2014

Building Narratives/Statistics

The owners of record of the building are Todd E. and Maria L. Caron.
4954 Windsong 18.23 Drive
Escanaba, MI 49829

RE: 630 1st Avenue South, Escanaba, MI 49829

Legal Description: Lots 7-9 incl. Blk 30 Original Plat 115 South 7th Street OPRA District 9
Parcel Number: 051-010-2929-307-008

Records indicate the Caron's purchased or were gifted the building in 1/31/1993 with a purchase price of \$ 0.

The building is located at 630 1st Avenue South, Escanaba, MI 49829

The building is a single story, commercial storage building built on a slab with masonry construction and brick exterior built in approximately early yr. 1900.

The building has an exterior footprint of 150X160 or approximately 24,000 sq. ft. with 16' high exterior walls.

The property is on file with the City Assessor's Office as being a 150 foot by 160 foot parcel.

The 2014 State Equalized Value of the building is \$48,587.

Statement of Defects and Remedies Needed

DEFINITIONS:

“Approved” - Approved by the Code Official.

“Basement” - That portion of a structure which is partly or completed below grade.

“Bathroom” - A room containing plumbing fixtures including a bathtub or shower.

“Building” - means any structure designed or built for the enclosure, shelter or protection of person, animals, chattels or property of any kind.

“Building Code” - The building code officially adopted by the legislative body of this jurisdiction, or other such codes officially designated by the legislative body of the jurisdiction for the regulation of construction, alteration, addition, repair, removal, demolition, location, occupancy and maintenance of buildings and structures.

“Code Official” - Means the head of the City Community Preservation or the designee of that person.

“Condemn” - To adjudge unfit for occupancy.

“Construction Documents” - All the written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of the project necessary for obtaining a building permit. The construction drawings shall be drawn to an appropriate scale.

“Dwelling” – means one (1) or more rooms with bathroom and principal kitchen facilities designed as a self-contained unit for occupancy by one (1) family for living, cooking and sleeping purposes. The existence of a food preparation area within a room or rooms shall be evidence of the existence of a dwelling unit.

“Dwelling, multiple family” - "Multiple family dwelling" means a building or portion thereof containing three (3) or more dwelling units and designated for or occupies as the home of three (3) or more families living independently of each other.

“Dwelling, single-family” – Single-family dwelling means a detached building containing one (1) dwelling unit and designed for or occupied by only one (1) family.

“Dwelling, two-family” – Two-family dwelling means a detached building containing one (1) dwelling unit and designed for or occupied by only one (1) family.

“Exterior Property” – The open space on the premises and on adjoining property under the control of owners or operators of such premises.

Extermination – The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

“Infestation” – The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

“Let for Occupancy of Let” – To permit possession or occupancy of a dwelling, dwelling unit, rooming unit, building or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of the land.

“Occupancy” – The purpose for which a building or portion thereof is utilized or occupied.

“Occupant” – Any person living or sleeping in a building; or having possession of a space within a building.

“Owner” - means any person having an ownership interest in a premise as shown on the latest City of Escanaba tax records.

“Person” - means a corporation, association, partnership, trust, firm or similar activity as well as an individual.

“Plumbing” – The practice, materials and fixtures utilized in the installation, maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances.

“Plumbing Fixture” – A receptacle or device which is either permanently or temporarily connected to the water distribution system of the premises, and demands a supply of water therefrom; or discharges waste water, liquid-borne waste materials, or sewage either directly or indirectly to the drainage system of the premises; or which requires both a water supply connection and a discharge to the drainage system of the premises.

“Premises” – A lot, plot or parcel of land including any structures thereon.

“Public Nuisance” – Includes the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law; or
2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises that has unsanitary sewage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation; or
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or insecure so as to endanger life, limb or property; or

6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has uncontrolled growth of weeds; or
8. Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

“Registered Design Professional” – An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.

“Rubbish” – Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

Structure – That which is built or constructed or a portion thereof.

“Toilet Room” – A room containing a water closet or urinal but not a bathtub or shower.

“Ventilation” – The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

“Workmanlike” – Executed in a skilled manner, e.g., generally plumb, level, square, in line, undamaged, and without marring adjacent work.

“Yard” – An open space on the same lot with a structure.

PM-108.1 General: When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

DETERMINATION: The building located at 630 1st Avenue South is by definition an unsafe structure because of the following conditions: The building is an unsafe structure due to the extensive damage caused by the roof collapse due to what may have been excessive snow loads. The exterior wall structure along 1st Avenue South and the overhead door show damage caused by the collapse. This same roof structure also failed in 2013 causing sever damage but had been repaired. Portions of the exterior wall surfaces along 1st Avenue South and 7th street show deterioration along the entire upper wall, which appear to be bulging indicating unstable

conditions in these areas. Collapse of the brick may occur if repair and maintenance are not taken to stabilize these areas.

Additionally, Michigan Law, MCL 125.359 defines a dangerous building as a building or structure that has one or more of the following defects or has one or more of the following conditions:

- A. A portion of the building or structure is damaged by fire, wind, flood or other cause so that the structural strength or stability of the building or structure is appreciable less than it was before the catastrophe and does not meet the minimum requirements of this act or a building code of the City, Village, or Township in which the building or structure is located for a new building or structure, purpose, or location.

It is the belief of the City Administration that the building has been severely damaged by the collapse of the roof and other causes which has in turn compromised the structural strength or stability of the building in that the structure is appreciably less stable than it was before the catastrophe and does not meet the minimum requirements of the State Statute and the Life Safety Code of the National Fire Protection Association Section 101, the property Maintenance Code of the City of Escanaba and the Building Code of Delta County.

- B. A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damaged property.

It is the belief of the City Administration that the building walls will continue to deteriorate and could injure persons or damage property.

- C. A portion of the building or structure has settled to such an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by this act or a building code of the City, village, or township in which the building or structure is located.

It is the belief of the City Administration that the defects in the structure elements of the building have materially less resistance to wind than is required in the case of new construction.

- D. The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for the support, or for other reasons, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.

It is the belief of the City administration that the building because of dilapidation, deterioration, decay, faulty construction or damage that it is likely to partially or completely collapse or fall or give way.

- E. The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used. (commercial)
- F. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral person, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.

It is the belief of the City Administration the building has been damaged by the roof collapse and is dilapidated and deteriorated and has become an attractive nuisance in the neighborhood.

PM- 108.1.1 Unsafe Structure: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

REMEDY: Repair all areas of the structure to a defective free condition.

PM - 108.1.2 Unsafe Equipment: Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

REMEDY: The equipment in the building, including heating equipment, electrical wiring, and plumbing are believed to be in disrepair or are not maintained in a condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure. Repair all such equipment to a defective free condition.

PM - 108.1.3 Structure Unfit for Human Occupancy: A structure is unfit for

human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

REMEDY: Repair all areas of the structure to a defective free condition and maintained in a clean and sanitary condition.

PM-301.3 Vacant Structures and Land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

REMEDY: The building is currently not being maintained in a clean, safe, secure, and sanitary condition and is causing a blighting problem in the neighborhood and is adversely affecting the public health and safety of the neighborhood. The building must be brought up to a condition that is considered clean, safe, secure, and sanitary or removed through demolition.

PM - 303.1 Sanitation: 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.

REMEDY: All exterior property and premises must be maintained in a clean, safe, and sanitary condition.

PM - 304.1 General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

REMEDY: The exterior of the structure must be maintained in good repair, structurally sound and sanitary so as to not pose a threat to public safety or welfare.

PM – 304.5 Exterior Walls and Surfaces. All exterior walls shall be free from holes, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipping paint shall be eliminated and surfaces repaired.

REMEDY: All exterior surfaces to include all of the brick façade, doors, windows and frames must be free from deterioration and damage and maintained in a weatherproof condition and properly surface coated.

PM - 304.6 Roofs and Drainage:

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance.

REMEDY: The collapse area of the roof system must be repaired to a defective free condition and all flashing must be sound, tight and not have defects that admit rain.

PM - 304.9 Chimneys and Towers: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

REMEDY: All chimneys and towers must be maintained structurally safe and sound and in good repair.

PM – 304.10. Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four (4) risers, and every open portion of a stair, landing or balcony which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) nor more than 42 inches (1067 mm) high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762) high above the floor of the landing or balcony. All stairways, decks, porches and balconies shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

REMEDY: If applicable all hand rails and guards must be installed throughout the building where required.

PM - 304.11 Window and Door Frames: Every window, door and frame shall be kept in sound condition, good repair and weather tight.

REMEDY: All damaged windows and door frames must be replaced or repaired to a defective

free condition.

PM - 304.11.1 Glazing: All glazing materials shall be maintained free from cracks and holes.

REMEDY: If applicable all windows that are damaged shall be repaired and maintained from cracks and holes.

PM - 304.11.2 Openable Windows: Every window, other than a fixed window, shall be easily operable and capable of being held in position by window hardware.

REMEDY: All windows and door frames on the entire structure must meet the requirements of PM-304.11, 304.11.1 and 304.11.2

PM-304.13 Doors: All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and quest rooms shall tightly secure the door.

REMEDY: All damaged exterior doors and hardware must be replaced or repaired to a defective free condition..

PM - 305.1 General: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

REMEDY: The entire interior of the structure and all equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

PM - 305.2 Structural Members: The supporting structural members of every structure shall be maintained structurally sound, and be capable of supporting the imposed loads.

REMEDY: The supporting structural members and all load bearing walls and partition walls must be brought to a structural sound condition and capable of supporting imposed loads.

PM - 305.3 Interior Surface: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

REMEDY: All interior surfaces including windows and doors, walls and floors, ceilings and like surfaces must be brought to a maintained condition free of peeling paint, cracked or loose plaster, decayed wood or other defective surface conditions.

PM - 305.5 Stairs and Railings: All interior stairs and railings shall be maintained in good condition and good repair.

REMEDY: Interior stairs and railing which are capable of supporting normally imposed loads must be installed, if required.

PM - 305.6 Handrails and Guards: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

REMEDY: If applicable, interior handrails and guards which are capable of supporting normally imposed loads must be installed if required.

PM - 306.1 Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

REMEDY: The exterior property and premises and the interior of the structure must be free of any accumulation of rubbish or garbage.

PM - 604.3 Electrical System Hazards: Where it is found that an electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the Code Official should require the defects to be corrected to eliminate the hazard.

REMEDY: Repair or replace all damaged electrical service lines and repair all such equipment to a defective free condition.

PM - 605.1 Installation: A person shall not alter, maintain, service or repair or cause to permit

the installation, altering, maintaining, servicing or repairing of electrical equipment in or on any building, structure, or part thereof, or on any premises, if by the person's actions the work does not conform with the latest edition of the National Electric Code and the rules and regulations of the State of Michigan and City of Escanaba. Every owner or operator shall be responsible for identifying all circuits in each electrical circuit panel.

REMEDY: The building's electrical facilities must be upgraded and maintained according to PM-604.3 and PM- 605.1so that all improper fusing, insufficient outlets, improper wiring or installation, or deteriorated and damaged wiring are eliminated. A State of Michigan Electrical permit must be obtained and inspected by the State of Michigan and approved by the State of Michigan electrical inspector.

The above list is not exclusive.

This matter is being referred to the Escanaba City Council with a request that:

- 1) A public condemnation hearing be scheduled on January 7, 2014.
- 2) The building be deemed as a "Public Nuisance" as defined under "Property Maintenance Code"

PM 302.0 Definitions "**Public Nuisance**" – Includes the following:

The physical condition or occupancy of any premises regarded as a public nuisance at common law; or
Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
Any premises that has unsanitary sewage or plumbing facilities; or
Any premises designated as unsafe for human habitation; or
Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb or property; or
Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has uncontrolled growth of weeds; or
Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

- 3) The building be deemed unsafe as defined by "Property Maintenance Code" PM – 108.1 Unsafe Structure as stated below.

PM- 108.1.1 Unsafe Structure: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

- 4) The building be deemed "Unfit for Human Occupancy" as defined by "Property Maintenance Code" PM – 108.3 as stated below.

PM - 108.1.3 Structure Unfit for Human Occupancy: A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Sincerely,

Blaine R. DeGrave
Community Preservation Department
City of Escanaba
(906) 786-9402 bdegrave@escanaba.org

ATTACHMENTS:

Title Search Information
Assessors Information
Detailed Tax Information
Council Meeting Minutes for August 21, 2014
Letter: PM-108.1.1 Unsafe Structure July 11, 2014.
Citation: July 8, 2014
Citation: July 2, 2014
Citation: June 30, 2014
Correction Notice: June 20, 2014
Notice of Violation Weeds June 4, 2014
Notice of Violation Unsafe Structure May 13, 2014
Notice of Violation Sidewalks/Snow February 4, 2014
Notice of Violation Sidewalks/Snow January 29, 2014
Notice of Violation Sidewalks/Snow March 6, 2008
Notice of Violation Weeds July 31, 2007
Notice of Violation Weeds June 1, 2004
Notice of Violation Weeds September 24, 2003

Notice of Violation Weeds August 15, 2003

Notice of Violation Weeds June 17, 2003

Notice of Violation Weeds June 5, 2003

Notice of Violation Weeds July 19, 2002

Delta Abstract & Title Agency, Inc.
 A Michigan Corporation
 201 Ludington Street P.O. Box 585
 Escanaba, MI 49829
 Phone: (906) 786-3582 Fax: (906) 786-3581

INVOICE

Order Number	Invoice Date
731569	08/08/14

BILL TO:

Kim
 City of Escanaba
 410 Ludington Street
 Escanaba, Michigan 49829

REGARDING:

Todd & Maria Caron

Lender:
 Legal: Lts 7, 8 & 9 Blk 30 Esc

Description	Coverage	Amount
Search		100.00
	INVOICE TOTAL	\$ 100.00

Thank you for your business

TITLE SEARCH

Prepared by:
DELTA ABSTRACT & TITLE AGENCY, INC.
201 LUDINGTON ST., P.O. BOX 585
ESCANABA MICHIGAN 49829
PHONE: (906) 786-3582 FAX: (906) 786-3581

Order No.: 731569

DESCRIPTION OF REAL ESTATE

LAND SITUATED IN THE CITY OF ESCANABA, DELTA COUNTY, MICHIGAN

Lots 7, 8 and 9 of Block 30 of the Original Plat of the City of Escanaba, according to the plat thereof, as recorded in Liber A of Deeds, Page 74, Delta County Records.

A SEARCH OF THE RECORDS OF THE DELTA COUNTY REGISTER OF DEEDS BETWEEN THE DATES FEBRUARY 1, 1993 AT 8:00 A.M. AND AUGUST 7, 2014 AT 8:00 A.M. DISCLOSED THE FOLLOWING:

1. QUIT CLAIM DEED-----Liber 395, Page 392

2. MORTGAGE-----Liber 785, Page 600

3. Tax I.D.#(s): 21-051-010-2929-307-008 Examiner: AC RD

2014 Summer Tax: \$1,250.93
2013 Winter Tax: \$1,116.32

Property Address: 630 1st Avenue South, Escanaba, Michigan 49829

4. Note: Tax I.D.# (s) are shown for information purposes as a courtesy and SHOULD BE VERIFIED AS TO ACCURACY.

5. Taxes through the year of 2012 are paid.

6. Taxes for the year 2013 are Due and Payable. Contact County Treasurer for amount.

7. Taxes for the year of 2014 were not examined.

8. Special Assessments and Utilities were not examined.

9. Personal Property Taxes were not examined.

10. Except any taxes which are a lien pursuant to Public Act 143 of 1995 and any other taxes and/or assessments which become a lien or become due or payable subsequent to the effective date.

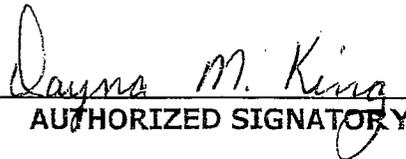
Except any taxes and assessments which become due and payable, including taxes or assessments which may be added to the tax rolls or tax bill as a result of the taxing authority disallowing or revising an allowance of a tax exempt status.

MINERALS AND/OR MINERAL RIGHTS HAVE NOT BEEN RESEARCHED AND ARE NOT INCLUDED IN THIS SEARCH.

THIS IS A SEARCH AND IS NOT TO BE CONSTRUED TO INSURE OR ASSURE MARKETABILITY OF TITLE. NO GUARANTEE IS GIVEN HEREIN AS TO BOUNDARY LINES, ITEMS NOT RECORDED IN THE DELTA COUNTY REGISTER OF DEEDS, INCLUDING BUT NOT LIMITED TO BANKRUPTCIES, JUDGMENTS OR COURT ACTIONS NOR ANY MATTERS APPEARING OF RECORD PRIOR TO THE CERTIFICATION DATE. THIS IS NOT TO BE USED FOR ENVIRONMENTAL SEARCH MATTERS.

LIENS RECORDED PRIOR TO THE CERTIFICATION DATE HAVE NOT BEEN CHECKED AND ARE NOT CERTIFIED HEREIN UNLESS SPECIFICALLY STATED. LIENS WITHIN THE CERTIFICATION DATE, WHICH HAVE BEEN DISCHARGED, AND TERMINATED NOTICE OF COMMENCEMENTS ARE NOT INCLUDED IN THIS SEARCH. CERTIFICATES OF FORFEITURE OF REAL PROPERTY FOR WHICH A CORRESPONDING COUNTY TREASURER REDEMPTION CERTIFICATE HAS BEEN RECORDED, ARE NOT INCLUDED IN THIS SEARCH.

ANY LIABILITY INCURRED DUE TO RELIANCE ON THIS SEARCH IS LIMITED TO THE AMOUNT PAID TO DELTA ABSTRACT & TITLE AGENCY FOR THIS SEARCH. WHEN PAYMENT IS TENDERED FOR THIS SEARCH, THE CLIENT ACKNOWLEDGES AGREEMENT WITH THE TERMS AND CONDITIONS LISTED HEREIN.



AUTHORIZED SIGNATORY

RECORDED 16 Nov 2004
AT 9:30 O'CLOCK AM
LIBER 785 PAGE 600-601
Theresa J. Kolesch
DELTA COUNTY REG. OF DEEDS

85-500,2302

MORTGAGE

THIS INDENTURE, made effective September 1, 2004.

WITNESSETH that TODD E. CARON and MARIA LUISA CARON, his wife, of 4954 Windsong 18.23, Escanaba, Michigan 49829,

hereinafter referred to as the Mortgagor, hereby mortgages and warrants to EDWARD CARON and ELAINE CARON, his wife, of 278 Bamboo Forest Place, Las Vegas, Nevada 89138,

hereinafter referred to as Mortgagee, the following described lands and premises situated in the City of Escanaba, County of Delta, and State of Michigan, viz:

Lots 7, 8 and 9 of Block 30 of the Original Plat of the City of Escanaba, having a mailing address of 115 South 7th Street, Escanaba, Michigan 49829.

Together with all tenements, hereditaments and appurtenances now or hereafter thereunto belonging, to secure the repayment of TWENTY-EIGHT THOUSAND TWO HUNDRED (\$28,200.00) AND NO/100 DOLLARS and TWENTY-FIVE THOUSAND (\$25,000.00) NO/100 DOLLARS, respectively, payable according to the terms of two Promissory Notes of even date; And the Mortgagor further covenants: To make all payments promptly and if any payment remains unpaid for ten (10) days after it becomes due and owing, all unpaid indebtedness, including principal and interest, shall, at the option of the Mortgagee, become forthwith due and owing without notice; Mortgagor shall pay when due all taxes on the premises and keep all buildings on the premises adequately insured against loss or damage by fire and windstorm with usual loss payable to Mortgagee, and Mortgagee shall be named as an additional insured on any such policy or policies; That in case of a default in paying taxes or insurance premiums, the Mortgagee may pay same and the sums so paid shall be added to the amount secured by this Mortgage and shall be due forthwith; That in case default is made in any payment or covenant, the Mortgagee is authorized to accelerate the entire remaining balance of principal and interest, foreclose this Mortgage either judicially or by advertisement and is authorized to sell the premises at public auction, pursuant to the statute in such case made and provided, and to make and deliver to the purchaser a good and sufficient deed, and out of the proceeds to retain all sums due hereon as well as the costs of such sale including reasonable attorneys' fees, rendering the surplus, if any, to the Mortgagor; That in case of foreclosure, the abstract, if any, shall belong to the Mortgagee.

Mortgagee may, at its option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without the Mortgagor's prior written consent, of all or any part of the real property, or any interest in the real property which is the subject of this Mortgage. A sale or transfer means the conveyance of the real property or any right, title, or interest therein; whether legal, beneficial, or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale, contract,

LIBER 0785 PAGE 600

BY: BURT, QUINN, ROSEBERRY, JANDOS, BUSH, BURKHART & PARRIS, P.C.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARON EDWARD	CARON TODD & MARIA	0	01/31/1993	QCD	QCD	395-392		0.0
1ST NATIONAL BANK	CARON EDWARD	28,500	10/21/1987	WD	WD	310/185		0.0

Property Address	Class: Commercial, 201	Zoning: 293	Building Permit(s)	Date	Number	Status
115 SOUTH 7TH STREET	School: DISTRICT 21010					
Owner's Name/Address	P.R.E. 0%					
CARON TODD E & MARIA L CARON TODD & MARIE L 4954 WINDSONG 18.23 DR ESCANABA MI 49829	Map #:					
	2013 Est TCV Tentative					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 93.COMM OFF MAIN								
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate	Adj.	Reason	Value	
LOTS 7 THRU 9 INCL BLK 30 ORIGINAL PLAT 115 SOUTH 7TH ST OPRA DIST 9	X			Dirt Road	150.00	160.00	1.0000	1.0000	300	106	DEPTH	47,700
	X			Gravel Road	150 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =

- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

- Topography of Site
- X Level
 - Rolling
 - Low
 - X High
 - Landscaped
 - Swamp
 - Wooded
 - Pond
 - Waterfront
 - Ravine
 - Wetland
 - Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2013	Tentative	Tentative	Tentative			Tentative
KD 06/26/2012	Data Enter	0	47,803			38,556C
KD 06/06/2011	Inspected	0	49,281			37,543C
KD 08/02/2004	Inspected	0	44,639			36,916C

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: City of Escanaba, County of Delta, Michigan

*** Information herein deemed reliable but not guaranteed***

2014 - 448,587

Desc. of Bldg/Section: Calculator Occupancy: Warehouse, Transit		<<<<< Calculator Cost Computations >>>>>	
Class: C		Class: C Quality: Average Percent Adj: +0	
Floor Area: 24,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Base Rate for Upper Floors = 46.60 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 46.60	
Depr. Table : 2.25% Effective Age : 53 Physical %Good: 37 Func. %Good : 76 Economic %Good: 37		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 16 Height per Story Multiplier: 1.040 Ave. Floor Area: 24,000 Perimeter: 0 Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 48.46	
1900 Year Built Remodeled		County Multiplier: 1.23, Final Square Foot Cost for Upper Floors = 59.611 Total Floor Area: 24,000 Base Cost New of Upper Floors = 1,430,657 Reproduction/Replacement Cost = 1,430,657 Eff. Age: 53 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 37 /37 /76 /37 /3.8 Total Depreciated Cost = 55,075	
16 Overall Bldg Height		ECF (COMM OFF MAIN) 0.870 => TCV of Bldg: 1 = 47,915 Replacement Cost/Floor Area= 59.61 Est. TCV/Floor Area= 2.00	
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished/Office (No Rates) Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Average	

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:			
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical		
(3) Frame:			Total Fixtures			Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:			3-Piece Baths			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			(40) Exterior Wall:			
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0			Thickness Bsmnt Insul.			
(6) Ceiling:			(10) Heating and Cooling:			(14) Roof Cover:						
X	Gas Oil	Coal Stoker	Hand Fired Boiler									

*** Information herein deemed reliable but not guaranteed***

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-010-2929-307-008

Property Address 115 SOUTH 7TH STREET

County Delta

State MI

Zip 49829

City ESCANABA

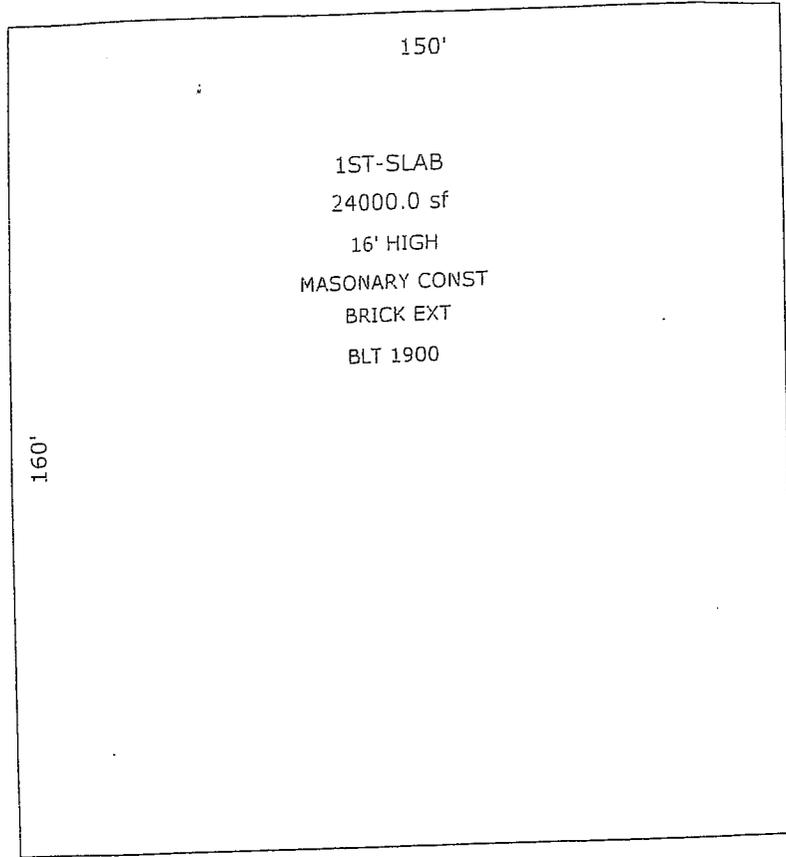
Owner CARON TODD E & MARIA L

Client Address 115S7ST

Client

Inspection Date DRAWN 6-26-12

Appraiser Name KEVIN DUBORD



115 SOUTH 7TH STREET

Scale: 1" = 37'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1ST-SLAB	1.00	24000.00	620.0	24000.00

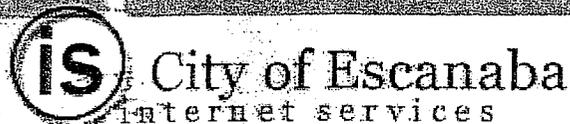
Net LIVABLE Area (rounded w/ factors) 24000

Comment Table 1

Comment Table 2	Comment Table 3
-----------------	-----------------

AREA CALCULATIONS

IMPROVEMENTS SKETCH



Logged in as: Anonymous User |
 [Change Unit](#) |
 Create an Account |
 Add to Favorites |
 Login |
 Help

Related Details...

Property and Land

Back to Main

collapse the menu

Click this button to collapse the above menu to the top of the screen.

[Main](#) > [Current Tax](#) > [Tax Information Search](#) > [Results](#) > [Details](#)

Detailed Tax Information

Printer friendly version

Parcel: 051-010-2929-307-008

[View this parcel on a map](#)

Property Address [collapse]
630 1ST AVENUE SOUTH ESCANABA, MI 49829

Owner Information [collapse]
CARON TODD E & MARIA L 4954 WINDSONG 18.23 DR ESCANABA, MI 49829
Unit: 051

Taxpayer Information [collapse]
SEE OWNER INFORMATION

Legal Information for 051-010-2929-307-008 [collapse]
LOTS 7 THRU 9 INCL BLK 30 ORIGINAL PLAT 115 SOUTH 7TH ST OPRA DIST 9

Enter Future Interest Date:

****Note:** On March 1 at 00:00, local taxes become ineligible for payment at the local unit. The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2014, Summer	\$1,300.97	\$0.00		\$1,300.97
2013, Winter	\$1,149.81	\$0.00		\$1,149.81 **Read Note Above
2013, Summer	\$1,378.00	\$0.00		\$1,378.00 **Read Note Above
2012, Winter	\$1,130.90	\$0.00		\$1,130.90 **Read Note Above
2012, Summer	\$1,250.50	\$0.00		\$1,250.50 **Read Note Above
2011, Winter	\$1,095.33	\$0.00		\$1,095.33 **Read Note Above
2011, Summer	\$1,465.59	\$0.00		\$1,465.59 **Read Note Above

NOV Payoff
\$ 2833.58

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, August 21, 2014**

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem

Absent: None

Also Present: City Manager James V. O'Toole, City Department Heads, media, and members of the public.

Deputy City Clerk Tammy Weissert gave the invocation and led Council in the Pledge of Allegiance.

Blasier moved, Beauchamp seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting Minutes from August 7, 2014, and Special Meeting Minutes from August 13, 2014, as submitted.

ADJUSTMENTS TO THE AGENDA

Administration asked to move Agenda Item 2 after Announcements.

Beauchamp moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as amended.

CONFLICT OF INTEREST DECLARATION – None

AWARD PRESENTATION(S)

Mayor Tall provided Good News Awards to Kim Peterson, Judy Schroeder and Lourie Schuenke for the help and dedication with planning and organizing the Rock the Dock Series and promoting the community with outstanding public service efforts.

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS – None

NEW BUSINESS

Approval – New Year's Eve Firework Display – Municipal Dock.

Administration sought Council approval to enter into a contract with Wolverine

City Council Minutes
August 21, 2014 – cont.

Fireworks Display, Inc. to furnish and install all labor, equipment, materials and insurance for the New Year's Eve fireworks display at the Municipal Dock in the amount of \$5,000. It was further requested Council authorize the contract amount to increase equal to community donations received for the fireworks display. Funding for this event was included in the current operating budget.

NB-1 Blasier moved, Sattem seconded, to approve to enter into a contract with Wolverine Fireworks Display, Inc. to furnish and install all labor, equipment, materials and insurance for the New Year's Eve fireworks display at the Municipal Dock in the amount of \$5,000, and to authorize the contract amount to increase equal to community donations received for the fireworks display.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Sattem, Baribeau, Beauchamp, Tall
Nays: None

MOTION CARRIED.

Update – Sale of the Power Plant – City Manager's Office.

Manager O'Toole updated the Council and public on the latest developments related to the sale of the Escanaba generating facility. He advised he received a letter from Escanaba Green Energy (EGE) that stated they had received notification from Corban that all documents were signed in London and notarized. Loan funds will be transferred into an account and proof of funds will be issued to EGE along with a closing schedule.

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES – None

BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT

Todd Caron briefly spoke about property he owns at 630 1st Avenue South where the roof had collapsed due to ice buildup during the winter. He stated he has been receiving notices from the City of Escanaba to do something with the structure. He just wanted to let City Council and the Manager know that he was not ignoring the problem and that he has been working with his Insurance Company.

ANNOUNCEMENTS – None

City Council Minutes
August 21, 2014 – cont.

Discussion/Action- Collective Bargaining Agreement – Teamsters Local 406 – Public Safety Command Unit.

Discussion/Action- Collective Bargaining Agreement – Teamsters Local 406 – Public Safety PSO/Dispatch Unit.

Administration requested Council go into closed session to discuss a 3 year collective bargaining agreement between the City of Escanaba and Teamsters Local 406, Public Safety Command Unit, and Teamsters Local 406, Public Safety PSO/Dispatch Unit.

Baribeau moved, Blasier seconded, to go into closed session to discuss a 3 year collective bargaining agreement between the City of Escanaba and Teamsters Local 406, Public Safety Command Unit, and Teamsters Local 406, Public Safety PSO/Dispatch Unit.

Upon a call of the roll, the vote was as follows:

Ayes: Baribeau, Blasier, Beauchamp, Sattem, Tall

Nays: None

MOTION CARRIED.

The time was 7:15 p.m.

Council came back into open session at 7:44 p.m.

NB-3 Blasier moved, Sattem seconded, to approve a 3 year Collective Bargaining Agreement with the Teamsters Local 406 – Public Safety Command Unit.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Sattem, Baribeau, Beauchamp, Tall

Nays: None

MOTION CARRIED.

No action was taken on the 3 year Collective Bargaining Agreement with the Teamsters Local 406 – Public Safety PSO/Dispatch Unit due to the Union not ratifying the agreement.

Hearing no further public comment, the Council adjourned at 7:48 p.m.

Respectfully submitted,

Tammy Weissert
Deputy City Clerk

Approved: _____

Marc D. Tall, Mayor



July 11, 2014

Todd Caron
4954 Windsong 18.23 Drive
Escanaba, MI 49829

Re: 630 1st Avenue South

To Whom It May Concern:

This is a letter to inform all parties involved with the structure located at the above address that it is the intention of the City of Escanaba to move forward with the proceedings for the condemnation and demolition of the structure located at 630 1st Avenue South, Escanaba, MI which suffered extreme damage to the roof structure when it collapsed on or about this past February/March of 2014 due to what is believed to be heavy snow loads.

In accordance with the "Property Maintenance Code"-

PM- 108.1.1 Unsafe Structure: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

Written notice of the proposed condemnation action shall be served on the owner and any others having an interest, setting forth the date, time and place of the public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Blaine R. DeGrave".

Blaine R. DeGrave
Community Preservation Department
City of Escanaba
(906) 786-9402 bdegrave@escanaba.org

Mission Statement:

Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.



July 8, 2014

Todd Caron
4954 Windsong 18.23 Drive
Escanaba, MI 49829

RE: 630 1st Avenue South, Escanaba, MI 49829

Dear Mr. Caron:

Enclosed you will find a Uniform Civil Infraction Citation which is being issued to you for violating Escanaba's Property Maintenance Codes.

On or around June 20, 2014, a "Correction Notice" was sent to you regarding the structure located at 630 1st Avenue South and a requirement to have a viable repair plan submitted to this office. In that I have not received such, as of this date of July 8, 2014 you are hereby served with this citation.

In accordance with the City Code, the enclosed Civil Infraction Citation has been issued and carries fines of up to \$50.00 per day, per offense. Citations shall be issued every day that compliance has not been met. I strongly urge you to contact the 94th District Court at 310 Ludington Street, Escanaba, Michigan, as soon as possible. Any fines and/or costs will be at the determination of the Court. It is also strongly urged to start the repairs or demolition of the structure to prevent further citations and fines.

If you have any questions concerning this matter, please contact me at 786-9402.

Respectfully Submitted,

A handwritten signature in black ink that reads "Blaine R. DeGrave".

Blaine R. DeGrave
Community Preservation Department
City of Escanaba

Enclosed: Civil Infraction Citation #2211

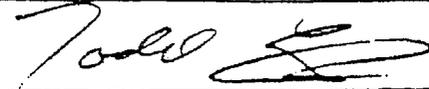


Date: July 18, 2014

amy peltin:

The following is in response to your July 18, 2014 request for delivery information on your Certified Mail™ item number 70133020000240361235. The delivery record shows that this item was delivered on July 9, 2014 at 10:08 am in ESCANABA, MI 49829. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
Name	Todd Caron

Address of Recipient :

Address	4954 Windsor 1823
---------	-------------------

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

State of Michigan
 Uniform Municipal
 Civil Infraction Citation

Dept. No. 2211
 Complaint No. 070814-03
 Offense Code
 Local Use/Arrest No.

people of: the State of Michigan,
 Township City Village County
ESCANABA

UNDERSIGNED THAT ON: Month 07 Day 08 Year 14 At approximately A.M. P.M. Date of Birth Month 07 Day 08 Year 14

ite Driver's License Number Social Security No.

Sex M Hair B Weight 180 Height 5'10" Eyes B Occupation/Employer
 (First, Middle, Last) Todd Caron

4954 Windsor 18.23 Dr.
 State MI Zip Code 49829

Escanaba
 Plate No. Year State Vehicle Description (Year, Make, Color) Type

PERSON NAMED ABOVE, in violation of § Section 302.1 Definition "Public Nuisance"
630 1st Avenue South

NEAR 630 1st Avenue South

CITY VILLAGE TOWNSHIP OF Escanaba
 CITY OF Delta DID THE FOLLOWING:

- Administration Ordinance
- Building Code
- Business Ordinance
- Plumbing Code
- Engineering Ordinance
- Electrical Code
- Fire, Lighting & Display Ordinance
- Property Maintenance Code
- Zoning Ordinance
- Animal & Fowl Ordinance
- Other

Notes: Mr. Caron failed, neglected or refused to comply with a "Correction Notice" dated June 20th 2014

in Active Military Service Yes No

VIOLATION IS A CIVIL INFRACTION and is your 3rd violation.
 Penalty for this violation is \$ 50.00 and must be paid at the 94th District Court p.m. on 7/21/14 unless you contact the 94th District Court before this time.
 This is a copy of the Notice of Violation served on the defendant.
 That the above Civil Infraction Citation was served on the defendant.

DEFENDANT: You are required to appear as follows to answer this citation.
 DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

Appearance Date: on or before _____
 Hearing Date (if applicable) on: _____ Contact Court.
 A hearing may be requested by either party.

94th DISTRICT Court of DELTA COUNTY
 Address & phone number
310 LUDINGTON STREET
ESCANABA, MI 49829
(906) 789-5106

A copy of this complaint upon the defendant by first class mail at the defendant's last address and filed a copy of this complaint with the court.
 I understand and agree that the statements above are true to the best of my knowledge under the penalties of perjury that the statements above are true to the best

CIVIL
 JUV.
 Ticket No. 2211
 Name Caron

Sent P.O.S. 7/2/14



P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755

TDD (800) 649-3777

July 2, 2014

Todd Caron
4954 Windsong 18.23 Drive
Escanaba, MI 49829

RE: 630 1st Avenue South, Escanaba, MI 49829

Dear Mr. Caron:

Enclosed you will find a Uniform Civil Infraction Citation which is being issued to you for violating Escanaba's Property Maintenance Codes.

On or around June 20, 2014, a "Correction Notice" was sent to you regarding the structure located at 630 1st Avenue South and a requirement to have a viable repair plan submitted to this office. In that I have not received such, as of this date of July 2, 2014 you are hereby served with this citation.

In accordance with the City Code, the enclosed Civil Infraction Citation has been issued and carries fines of up to \$50.00 per day, per offense. Citations shall be issued every day that compliance has not been met. I strongly urge you to contact the 94th District Court at 310 Ludington Street, Escanaba, Michigan, as soon as possible. Any fines and/or costs will be at the determination of the Court. It is also strongly urged to start the repairs or demolition of the structure to prevent further citations and fines.

If you have any questions concerning this matter, please contact me at 786-9402.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Blaine R. DeGrave".

Blaine R. DeGrave
Community Preservation Department
City of Escanaba

Enclosed: Civil Infraction Citation #2205

Mission Statement:

 Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

J.C.I. State of Michigan
 J.MIS. Uniform Municipal
 J.JUV. Civil Infraction Citation

Complaint No. **2205**
 070214-01

Dept. No.
 Offense Code

Local Use/Arrest No.

The People of: the State of Michigan
 Township City Village County

F: ESCANABA

THE UNDERSIGNED: Month 07 Day 02 Year 14 At approximately 1:00 A.M. P.M. Date of Birth: Month Day Year

State Driver's License Number Social Security No.

Age Sex M Hair Weight Height Eyes Occupation/Employer

Name (First, Middle, Last) Todd Coran

Address 4954 Windsor 18.23 Dr.

City Escanaba State MI Zip Code 49829

Vehicle Plate No. Year State Vehicle Description (Year, Make, Color) Type

THE PERSON NAMED ABOVE, in violation of § PA 108.1 General

AT OR NEAR 630 1st Avenue South

WITHIN CITY VILLAGE TOWNSHIP OF Escanaba

COUNTY OF Delta DID THE FOLLOWING:

- Registration Ordinance
- Licenses Ordinance
- Zoning Ordinance
- Sign, Lighting & Display Ordinance
- Animal & Fowl Ordinance
- Building Code
- Plumbing Code
- Electrical Code
- Property Maintenance Code
- Other

Describe: Mr. Coran failed reentered or refused to comply with a "Correction Notice" dated June 30, 2014.

Person in Active Military Service Yes No

THIS VIOLATION IS A CIVIL INFRACTION and is your 2nd violation.
 The fine for this violation is \$ 50.00 and must be paid at the 94th District Court
 at 4:00 p.m. on 7/14/14 unless you contact the 94th District Court before this time.
 NOTE: This is a copy of the Notice of Violation served on the defendant.
 State that the above Civil Infraction Citation was served on the defendant.

THE DEFENDANT: You are required to appear as follows to answer this citation.
 APPEARANCE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

Appearance Date: on or before _____

Hearing Date (if applicable) on _____ Contact Court

Formal hearing may be requested by either party.

At the 94th DISTRICT Court of DELTA COUNTY

At address & phone number 310 LUDINGTON STREET
 ESCANABA, MI 49829
 (906) 789-5106

I have served a copy of this complaint upon the defendant by first class mail at the defendant's last known address and filed a copy of this complaint with the court.

JUV.
 MIS.
 J.C.I.

Total No. **2205**

Name _____ Case _____



Send 6/30/14
7013 3020 0002 4036 0719

P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

June 30, 2014

Todd Caron
4954 Windsong 18.23 Drive
Escanaba, MI 49829

RE: 630 1st Avenue South, Escanaba, MI 49829

Dear Mr. Caron:

Enclosed you will find a Uniform Civil Infraction Citation which is being issued to you for violating Escanaba's Property Maintenance Codes.

On or around June 20, 2014, a "Correction Notice" was sent to you regarding the structure located at 630 1st Avenue South and a requirement to have a viable repair plan submitted to this office. In that I have not received such, as of this date of June 30, 2014 you are hereby served with this citation.

In accordance with the City Code, the enclosed Civil Infraction Citation has been issued and carries fines of up to \$50.00 per day, per offense. Citations shall be issued every day that compliance has not been met. I strongly urge you to contact the 94th District Court at 310 Ludington Street, Escanaba, Michigan, as soon as possible. Any fines and/or costs will be at the determination of the Court. It is also strongly urged to start the repairs or demolition of the structure to prevent further citations and fines.

If you have any questions concerning this matter, please contact me at 786-9402.

Respectfully Submitted,

A handwritten signature in black ink that reads "Blaine R. DeGrave".

Blaine R. DeGrave
Community Preservation Department
City of Escanaba

Enclosed: Civil Infraction Citation #2202

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

The City of Escanaba is an equal opportunity employer.

I. State of Michigan
 IS. Uniform Municipal
 JV. Civil Infraction Citation

Complaint No. 2202
 063014-02

Dept. No.
 Offense Code

Local Use/Arrest No.

People of: the State of Michigan
 Township City Village County

ESCANABA of

UNDERSIGNED Month Day Year At approximately A.M. P.M. Date of Birth Month Day Year

S THAT ON: 06 30 14 2:00

Driver's License Number Social Security No.

Sex Hair Weight Height Eyes Occupation/Employer

Male

(First, Middle, Last) Todd Caron

4954 Windsor 18.23 Dr.

Escanaba MI 49829

Plate No. Year State Vehicle Description (Year, Make, Color) Type

PERSON NAMED ABOVE, in violation of § PA 102.1 General

630 1st Avenue South

NEAR 630 1st Avenue South

CITY VILLAGE TOWNSHIP OF Escanaba

CITY OF Delta DID THE FOLLOWING:

- Registration Ordinance
- Building Code
- Zoning Ordinance
- Plumbing Code
- Signage Ordinance
- Electrical Code
- Fire, Lighting & Display Ordinance
- Property Maintenance Code
- Animal & Fowl Ordinance
- Other

Notes: Mr. Caron failed, neglected or refused to comply with a "Notice of Violation" dated ~~July~~ June 20, 2014.

in Active Military Service Yes No

VIOLATION IS A CIVIL INFRACTION and is your 1st violation.
 Fine for this violation is \$ 50.00 and must be paid at the 94th District Court
 100 p.m. on 7/11/14 unless you contact the 94th District Court before this time.
 Note: This is a copy of the Notice of Violation served on the defendant.
 Note: That the above Civil Infraction Citation was served on the defendant.

THE DEFENDANT: You are required to appear as follows to answer this citation.
 DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

Appearance Date: on or before _____
 Filing Date (if applicable) on _____ Contact Court
 A hearing may be requested by either party.

94th DISTRICT Court of DELTA COUNTY
 address & phone number
 310 LUDINGTON STREET
 ESCANABA, MI 49829
 (906) 789-5106

A copy of this complaint upon the defendant by first class mail at the defendant's last address and filed a copy of this complaint with the court.

are under the penalties of perjury that the statements above are true to the best information, knowledge, and belief.

Defendant's signature _____ Month Day Year

CIVIL MIS. JUV. Ticket No. 2202 Name Case No.



CITY OF

Send 6/20/14
7010 3090 0000 7220 8434

P.O. Box 948 • Escanaba, MI 49829-0948 • (906) 786-0240 • fax (906) 786-4755
TDD (800) 649-3777

June 20, 2014

WEBSITE: www.escanaba.org
Community Development and Planning Department

Todd and Maria Caron
630 1st Avenue South
Escanaba, MI 49829

RE: 630 1st Avenue South, Escanaba, MI 49829

Dear Property Owner:

Because the structure located at the stated address above has been determined to be a blighted structure and considered a public nuisance under Section 302.1 "Public Nuisance", it shall be required to repair or demolish the structure according to the "Property Maintenance Codes" of the City of Escanaba.

A "Statement/Description of Defect" and time limitations can be found highlighted in **RED**. Failure to comply may result in further action being taken by this office and citations and fines being issued.

CORRECTION NOTICE - PROPERTY MAINTENANCE CODE

GENERAL DEFINITIONS AND REQUIREMENTS

Sec. 302.1 Definition "Occupant"

Any person living or sleeping in a building; or having possession of a space within a building.

Sec. 302.1 Definition "Operator"

Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

Sec. 302.1 Definition "Owner"

Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

Sec. 302.1 Definition "Public Nuisance"

Includes the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law; or
 2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures;
- or

6/20/14

Mission Statement:

 Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider

3. Any premises that has unsanitary sewerage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation; or
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb or property; or
6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has an uncontrolled growth of weeds; or
8. Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

Sec. 202.0 Definition "Workmanlike"

Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged, and without marring adjacent work.

Habitable Space

Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

PM - 303.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Sec. 302.1 Definition "Garbage"

The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Sec. 302.1 Definition "Exterior Property"

The open space on the premises and on adjoining property under the control of owners or operators of such premises.

Sec. 302.1 Definition "Rubbish"

Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper,

rag, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

PM - 306.3.2 Containers: The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, leakproof approved containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

STATEMENT/DESCRIPTION OF DEFECT

PM - 304.1 General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

DESCRIBE: Because the structure has been damaged due to the roof collapse and the remaining structure has not been maintained in good repair, it shall be required to repair and/or replace all damaged or decayed areas of the structure.

PM - 304.3 Structural Members: All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

DESCRIBE: Because the structure has been damaged due to the roof collapse and the remaining structure has not been maintained in good repair, it shall be required to repair and/or replace all damaged or decayed structural members.

PM - 304.4 Foundation Walls: All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.

DESCRIBE: Because the structure has been damaged due to the roof collapse and the remaining structure has not been maintained in good repair, it shall be required to repair and/or replace all damaged or decayed areas of the foundation walls.

PM - 304.5 Exterior Walls and Surfaces. All exterior walls shall be free from holes, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipping paint shall be eliminated and surfaces repaired.

DESCRIBE: Because the structure has been damaged due to the roof collapse and the remaining structure has not been maintained in good repair, it shall be required to repair and/or replace all damaged or decayed exterior walls and surfaces.

PM - 304.6 Roofs and Drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance.

DESCRIBE: Because the structure has been damaged due to the roof collapse and the remaining structure has not been maintained in good repair, it shall be required to repair and/or replace all damaged or decayed areas of the roof and drainage system.

PM - 604.3 Electrical System Hazards: Where it is found that an electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the Code Official should require the defects to be corrected to eliminate the hazard.

DESCRIBE: Because the structure has been damaged due to the roof collapse and the remaining structure has not been maintained in good repair, it shall be required to repair any damage to the electrical system within the building.

PM - 602.3 Nonresidential Structures: Every enclosed occupied work space shall be supplied with sufficient heat during the period from October 31 to May 31 to maintain a temperature of not less than 65 degrees F. (18 degrees C.) during all working hours.

Exception:

1. Processing, storage and operation areas that require cooling or special

temperature conditions.

2.Areas in which persons are primarily engaged in vigorous physical activities.

DESCRIBE: Because the structure has been damaged due to the roof collapse and the remaining structure has not been maintained in good repair, it shall be required to repair any damaged areas of the heating system.

PM - 501.2 Responsibility: The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.

A person shall not alter, maintain, service or repair, or cause to permit the installation, altering, maintaining, servicing, or repairing of plumbing equipment in or on any building, structure, or part thereof, or on any premises, if by the persons actions the work does not conform with the latest edition of the Plumbing Code and the rules and regulations of the State of Michigan and the City of Escanaba.

DESCRIBE: Because the structure has been damaged due to the roof collapse and the remaining structure has not been maintained in good repair, it shall be required to repair and/or replace all damage to the plumbing system.

The above list is not exclusive.

SEE TIME LIMITATIONS BELOW:

IMPORTANT ADMINISTRATIVE INFORMATION - PLEASE READ CAREFULLY

PM - 106.1 Unlawful Acts: It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, fail to maintain, provide, fail to provide, occupy, let to another or occupy or permit another person to occupy any structure or equipment regulated by this code, or causes same to be done, contrary to or in conflict with or in violation of any of the provisions of this code, or to fail to obey a lawful order of the code official, or to remove or deface a placard or notice posted under the provisions of this code.

PM - 106.2 Penalty: A person who violates any provision of Chapter 6 is responsible for a municipal civil infraction subject to payment of a civil fine of not less than fifty dollars (\$50) or more than five hundred dollars (\$500) plus costs and other sanctions for each infraction. Increased civil fines maybe imposed for repeated violations by a person of any requirement or provision of this code or any ordinance. As used in his section, Arepeat offense@ means a second (or any subsequent) municipal civil infraction violation of the same requirement or provisions (I) committed Correction Notice a person within any six month period (unless some other period is specifically provided by this code or any ordinance) and (ii) for which the person admits responsibility or is determined to be responsible. Unless otherwise specifically provided by any ordinance for a particular municipal civil infraction violation the increased fine for a repeat offense which is a first repeat offense shall be no less than two hundred fifty dollars (\$250), plus costs. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall be no less than five hundred dollars (\$500), plus costs. **Each day on which any violation of this code or any ordinance continues constitutes a separate offense and shall be subject to penalties or sanctions as a separate offense.**

PM - 106.3 Prosecution: In case of any unlawful acts, the code official shall institute an appropriate action or proceeding at law to exact the penalty provided in Section PM-106.2.

Also,
the code official shall ask the jurisdiction's legal representative to proceed at law or in equity the person responsible for the violation for the purpose of ordering the person:

1. To restrain, correct or remove the violation or refrain from any further execution of work;
2. To restrain or correct the erection, installation, maintenance, repair or alteration of such structure;
3. To require the removal of work in violation; or
4. To prevent the occupancy of the structure that is not in compliance with the provisions of this code.

PM - 107.2 Form: Such notice prescribed in Section PM-107.1 shall:

1. Be in writing;
2. Include a description of the real estate sufficient for identification;
3. Include a statement of the reason or reasons why the notice is being issued;
4. Include a correction order allowing a reasonable time for the repairs and improvement required to bring the dwelling unit or structure into compliance with the provisions of this code; and include an appeal statement explaining Section PM - 111.1 Application for Appeal.

TIME LIMITATION:

A VIABLE PLAN THAT OUTLINES THE COMPLETION OF THE REPAIRS TO THE EXTERIOR AND INTERIOR OF THE BUILDING OR SYSTEMS AND WHEN THE IMPROVEMENTS WILL BE MADE MUST BE SUBMITTED TO THE CITY OF ESCANABA FOR REVIEW NOT LATER THAN JUNE 30, 2014.

FAILURE TO SUBMIT A PLAN MAY RESULT IN CITATIONS AND FINES BEING ISSUED.

PM - 110.1 General: Any dwelling, rooming house or other structure covered by the provisions of this code may be condemned as unfit for human habitation or a public nuisance in that it or they are a nuisance to public health and/or safety, by the City Council. Such condemnation shall occur only after a detailed report by the code official is filed with and submitted to the City Manager with his/her recommendations to the City Council. If the City Council decides to proceed with the condemnation it shall set a date and time for a public hearing on the matter not less than four (4) weeks after the date of the meeting which it decides to proceed. The City Manger shall have the name of the owners and any interested parties determined from the property records in the office of the County Register of Deeds or the City Assessor Office. Written notice of the proposed condemnation action shall be served on the owner and any others having an interest, setting forth the date, time and place of the public hearing, a legal description of the property, a statement of the defects in the building(s) or structure(s), and a statement of what must be done to the buildings or structures to place them in a condition so they are no longer a public nuisance to the public health and/or safety. Such notices may be served on the interested party or parties in person, or by certified mail, or if unknown or whereabouts unknown, by posting for not less than ten (10) days in two (2) conspicuous places on the buildings or structures in question.

If a property owner, by his/her own decision or in compliance with a condemnation order of the City Council, proposes to proceed with demolition of any building or structure, he/she shall apply to the Building Inspector for a demolition permit as provided for in the Uniform building Code. Such permit shall be taken out in the name of the owner of the property at the time of the condemnation proceedings. The permit shall list the name and residence address of the owner, the name of the demolition contractor if there be one, the time the property is to be cleared of the buildings and structures, both starting and completion date. The permit shall also require that the premises be cleaned up by removal of all scrap material and rubbish, and basement or other depression be filled in and the lot left clean and level. If the demolition is not to be performed by a bonded contractor, the code official may, if in his/her opinion in circumstances and conditions make it desirable so to do, require a cash deposit of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000), as a guarantee of the faithful performance of the terms of the demolition permit. The amount of such cash deposit shall be returned to the applicant upon completion of the work to the satisfaction of the code official. At no time will the completion date of a building or structure exceed ninety (90) days from date of condemnation.

PM - 107.5 Transfer of Ownership: It shall be unlawful for the owner of any dwelling

unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee, lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

PM - 111.1 Application for Appeal: Any person affected by a decision of the code official or a notice of violation or order which has been issued in connection with the enforcement of this code may request and shall be granted a hearing on the matter before the General Appeals Board, provided that a written request for such hearing is filed with the City Clerk, setting forth the name, address and telephone number of the petitioner and brief statement of the reasons for requesting such hearing. Such request shall be filed within twenty (20) days after the notice of violation and order is served. Upon receiving such a request, the City Clerk shall fix a date, not to exceed thirty (30) days after the request is filed, and shall give the petitioner written notice of the time and place of the hearing. If the petitioner or his/her representative does not appear for the hearing, the provisions of this article shall be enforced. Any owner aggrieved by any final decision or order of the General Appeals Board may appeal the decision or order to the circuit court within twenty (20) days from the date of the decision.

If you have any questions concerning this matter please telephone me.

Sincerely,



Blaine R. DeGrave
Community Preservation Department
City of Escanaba P.O Box 948
Escanaba, MI 49829
(906) 786-9402 bdegrave@escanaba.org

English

Customer Service

USPS Mobile

Register / Sign In



Search USPS.com or Track Packages

Quick Tools

Ship a Package

Send Mail

Manage Your Mail

Shop

Business Solutions

USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 70103090000072208434

Product & Tracking Information

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
June 21, 2014 , 8:24 am	Notice Left	ESCANABA, MI 49829

We attempted to deliver your item at 8:24 am on June 21, 2014 in ESCANABA, MI 49829 and a notice was left. You may arrange redelivery by visiting <http://www.usps.com/redelivery> or calling 800-ASK-USPS, or may pick up the item at the Post Office indicated on the notice. If this item is unclaimed after 15 business days then it will be returned to sender. Information, if available, is updated periodically throughout the day. Please check again later.

You may arrange redelivery by visiting <https://www.usps.com/redelivery/welcome.htm>.

June 21, 2014 , 8:24 am	Business Closed	ESCANABA, MI 49829
June 21, 2014 , 7:28 am	Arrival at Unit	ESCANABA, MI 49829

Available Actions

Text Updates

Email Updates

Track Another Package

What's your tracking (or receipt) number?

Track It

LEGAL

- Privacy Policy ›
- Terms of Use ›
- FOIA ›
- No FEAR Act EEO Data ›

ON USPS.COM

- Government Services ›
- Buy Stamps & Shop ›
- Print a Label with Postage ›
- Customer Service ›
- Delivering Solutions to the Last Mile ›
- Site Index ›

ON ABOUT.USPS.COM

- About USPS Home ›
- Newsroom ›
- USPS Service Alerts ›
- Forms & Publications ›
- Careers ›

OTHER USPS SITES

- Business Customer Gateway ›
- Postal Inspectors ›
- Inspector General ›
- Postal Explorer ›
- National Postal Museum ›



Copyright© 2014 USPS. All Rights Reserved

English

Customer Service

USPS Mobile

Register / Sign In



Search USPS.com or Track Packages [Subr](#)

Quick Tools

Ship a Package

Send Mail

Manage Your Mail

Shop

Business Solutions

USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 70103090000072208434

Product & Tracking Information

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
June 26, 2014, 1:02 pm	Delivered	ESCANABA, MI 49829

Your item was delivered at 1:02 pm on June 26, 2014 in ESCANABA, MI 49829.

June 26, 2014, 11:58 am	Available for Pickup	ESCANABA, MI 49829
June 21, 2014, 8:24 am	Notice Left	ESCANABA, MI 49829
June 21, 2014, 8:24 am	Business Closed	ESCANABA, MI 49829
June 21, 2014, 7:28 am	Arrival at Unit	ESCANABA, MI 49829

Available Actions

Text Updates

Email Updates

Track Another Package

What's your tracking (or receipt) number?

Track It

LEGAL

- [Privacy Policy](#) ›
- [Terms of Use](#) ›
- [FOIA](#) ›
- [No FEAR Act EEO Data](#) ›

ON USPS.COM

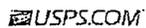
- [Government Services](#) ›
- [Buy Stamps & Shop](#) ›
- [Print a Label with Postage](#) ›
- [Customer Service](#) ›
- [Delivering Solutions to the Last Mile](#) ›
- [Site Index](#) ›

ON ABOUT.USPS.COM

- [About USPS Home](#) ›
- [Newsroom](#) ›
- [USPS Service Alerts](#) ›
- [Forms & Publications](#) ›
- [Careers](#) ›

OTHER USPS SITES

- [Business Customer Gateway](#) ›
- [Postal Inspectors](#) ›
- [Inspector General](#) ›
- [Postal Explorer](#) ›
- [National Postal Museum](#) ›



Copyright © 2014 USPS. All Rights Reserved.

CITY OF ESCANABA
Uniform Correction Notice - Property Maintenance Code

Community Preservation Department

Complaint # 060414-13**Notice of Violation**

The undersigned says that on:	Month	Day	Year	At approximately	11:00	(X) A.M.
	June	4	2014		() P.M.	

Name (First, Middle, Last) Todd & Marie Caron
Street 4954 Windson 18.23 Drive
City, State, Zip Escanaba, MI 49829

Closed 6/10/14

The person named above was in violation of Escanaba's Property Maintenance Code Upon:
630 1st Avenue South, Escanaba, MI 49829 on or near 630 1st Avenue South, Escanaba, MI 49829
within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM-303.4 Weeds. It shall be unlawful and constitute an immediate public nuisance for the owner or owners of property within the boundaries of the City of Escanaba, to allow real property to become overgrown with weeds. Between June 1 and October 30 of each year, all platted and/or developed premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds and/or plant growth shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Exception: Unplatted and/or undeveloped properties over 2 acres in size are required to cut a 50 foot swath between the adjacent platted and/or developed premises or exterior property line/boundary. Additionally, a 50 foot swath is required on all exterior premises or exterior property when adjacent to a roadway or other public way.

DESCRIBE: BECAUSE THE GRASS/WEEDS ON THE PROPERTY EXCEED 10 INCHES, ALL GRASS/WEEDS IN EXCESS OF 10 INCHES MUST BE REMOVED FROM THE PROPERTY. PLEASE REMOVE THE GRASS AND GRASS CLIPPINGS FROM THE PROPERTY AND PROPERLY DISPOSE OF THE GRASS/WEEDS AT THE COMPOST CENTER AT THE LANDFILL.

IMPORTANT NOTICE: If an owner, operator or tenant has previously received two (2) notices to abate any violation as stated in Section PM-303.0 Exterior Property Areas within the preceding twelve (12) months, and another violation is verified, then that property will be considered in habitual violation of the ordinance and the City may abate the nuisance violation without any further notice to the property owner, operator or tenant. The costs that the City incurs in the abatement of the violation shall be actual costs thereof, plus twenty-five percent (25%) for the cost of inspection and other incidental costs in connection with the enforcement of the code and shall be recorded as a lien with the Delta County Treasurer's Office.

See Deadline Below:

This is your **Correction** Notice. The deadline for the removal is June 9th, 2014, Unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402

(X) I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last known address via U.S. Mail.

() I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature Blaine R. DeGrave

Month 6

Day 4

Year 14

Blaine R. DeGrave

Official's I.D. Number 1184



CITY OF ESCANABA
Uniform Correction Notice - Property Maintenance Code

Community Preservation Department

Notice of Violation

Complaint # 051314-01

The undersigned says that on:	Month May	Day 13	Year 2014	At approximately	10:00	(X) A.M. () P.M.
-------------------------------	--------------	-----------	--------------	------------------	-------	------------------------

Name (First, Middle, Last) Todd Caron
 Street 4954 Windsong 18.23 Dr.
 City, State, Zip Escanaba, MI 49829

The person named above was in violation of Escanaba's Property Maintenance Code Upon:
630 1st Avenue South, Escanaba, MI 49829 on or near 630 1st Avenue South, Escanaba, MI 49829
 within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM - 108.1 General: When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

PM- 108.1.1 Unsafe Structure: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

PM - 108.1.3 Structure Unfit for Human Occupancy: A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment to the occupants of the structure or to the public.

DESCRIBE: Because of this second roof failure and the exterior condition of the remaining structure located at the above named address of 630 1st Avenue South, this letter is to inform you of the intention of the City of Escanaba to seek the condemnation of the structure pursuant to the Property Maintenance Codes of the City of Escanaba if immediate action is not taken. It shall be required to take this action on the repair or removal/demolition of the structure.

PLEASE CONTACT THIS OFFICE WITH ACTION AND TIME FRAME OF SUCH.

Thank you for your cooperation.

IMPORTANT NOTICE: If an owner, operator or tenant has previously received two (2) notices to abate any violation as stated in Section PM-303.0 Exterior Property Areas within the preceding twelve (12) months, and another violation is verified, then that property will be considered in habitual violation of the ordinance and the City may abate the nuisance violation without any further notice to the property owner, operator or tenant. The costs that the City incurs in the abatement of the violation shall be actual costs thereof, plus twenty-five percent (25%) for the cost of inspection and other incidental costs in connection with the enforcement of the code and shall be recorded as a lien with the Delta County Treasurer's Office.

This is your 1ST Correction Notice. **The deadline is May 23, 2014.** Unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402

I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last known address via U.S. Mail.

I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

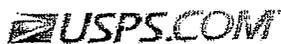
Official's Signature <i>Blaine R DeGrave</i>	Month <u>5</u>	Day <u>14</u>	Year <u>14</u>
Blaine R. DeGrave	Official's I.D. Number 1184		

English

Customer Service

USPS Mobile

Register / Sign In



Search USPS.com or Track Packages [Sub](#)

Quick Tools

Ship a Package

Send Mail

Manage Your Mail

Shop

Business Solutions

USPS Tracking™



Customer Service >
Have questions? We're here to help.

Tracking Number: 70092820000277544832

Expected Delivery Day: Thursday, May 15, 2014

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 21, 2014 , 10:03 am	Delivered	ESCANABA, MI 49829

Your item was delivered at 10:03 am on May 21, 2014 in ESCANABA, MI 49829

May 15, 2014 , 10:21 am	Notice Left (No Authorized Recipient Available)	ESCANABA, MI 49829
May 15, 2014 , 8:07 am	Arrival at Unit	ESCANABA, MI 49829
May 15, 2014 , 2:30 am	Depart USPS Sort Facility	KINGSFORD, MI 49802
May 15, 2014 , 12:11 am	Processed through USPS Sort Facility	KINGSFORD, MI 49802
May 14, 2014 , 8:21 pm	Processed through USPS Sort Facility	KINGSFORD, MI 49802
May 14, 2014 , 5:34 pm	Depart Post Office	ESCANABA, MI 49829
May 14, 2014 , 3:54 pm	Acceptance	ESCANABA, MI 49829

Available Actions

Return Receipt Electronic

USPS Text Tracking™

Email Updates

Track Another Package

What's your tracking (or receipt) number?

Track It

LEGAL

Privacy Policy >
Terms of Use >
FOIA >
No FEAR Act EEO Data >

ON USPS.COM

Government Services >
Buy Stamps & Shop >
Print a Label with Postage >
Customer Service >
Delivering Solutions to the Last Mile >
Site Index >

ON ABOUT.USPS.COM

About USPS Home >
Newsroom >
USPS Service Alerts >
Forms & Publications >
Careers >

OTHER USPS SITES

Business Customer Gateway >
Postal Inspectors >
Inspector General >
Postal Explorer >
National Postal Museum >



Copyright © 2014 USPS. All Rights Reserved.



Date: May 22, 2014

amy peltin:

The following is in response to your May 22, 2014 request for delivery information on your Certified Mail™ item number 70092820000277544832. The delivery record shows that this item was delivered on May 21, 2014 at 10:03 am in ESCANABA, MI 49829. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Amy Peltin". The signature is written in a cursive style with a large initial "A" and a long horizontal stroke at the end.

Address of Recipient :

A handwritten address in black ink, consisting of a single line of text that is mostly illegible due to the cursive style. It appears to start with a number, possibly "2", followed by a street name and a zip code.

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

CITY OF ESCANABA
Uniform Correction Notice - Property Maintenance Code

Community Preservation Department

Complaint 020414-01

2nd Notice of Violation

The undersigned says that on:

Month	Day	Year
February	4	2014

 At approximately 11:30 A.M. P.M.

Name (First, Middle, Last) Todd & Maria Caron
4954 Windsong 18.23 Drive
City, State, Zip Escanaba, MI 49829

*Contractor
called removed*

The person named above was in violation of the City of Escanaba's Ordinance Code Upon:

630 1st Avenue South, Escanaba, MI 49829

on or near 630 1st Avenue South, Escanaba, MI 49829

within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM - 303.3 Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions to include snow and ice. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

ALL SNOW AND ICE ON THE PUBLIC SIDEWALKS MUST BE REMOVED AND MAINTAINED FOR CLEAR PASSAGE.

Exits leading into the street/Avenue must also be kept clear of snow and ice.

THANK YOU FOR YOUR COOPERATION.

IMPORTANT NOTICE: If an owner, operator or tenant has previously received two (2) notices to abate any violation as stated in Section PM-303.0 Exterior Property Areas within the preceding twelve (12) months, and another violation is verified, then that property will be considered in habitual violation of the ordinance and the City may abate the nuisance violation without any further notice to the property owner, operator or tenant. The costs that the City incurs in the abatement of the violation shall be actual costs thereof, plus twenty-five percent (25%) for the cost of inspection and other incidental costs in connection with the enforcement of the code and shall be recorded as a lien with the Delta County Treasurer's Office.

This is your **1st Correction** Notice. The deadline to remove or eliminate this violation is **February 7th, 2014**. Please contact this office with information regarding compliance for this notice, unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402

I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via U.S. Mail.

I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature

Blaine DeGrave

Month

2

Day

4

Year

14

Blaine R. DeGrave (906) 786-9402

Official's I.D. Number 1184



English

Customer Service

USPS Mobile

Register / Sign In



Search USPS.com or Track Packages

Quick Tools

- Track
- Enter up to 10 Tracking # Find
- Find USPS Locations
- Buy Stamps
- Schedule a Pickup
- Call for a Pickup
- Look Up My Mail
- Hold Mail
- Change of Address

Ship a Package

Send Mail

Manage Your Mail

Shop

Business Solutions



Customer Service >
Have questions? We're here to help.

Tracking Number: 70103090000072209011

Expected Delivery Day: Wednesday, February 5, 2014

Your item was returned to the sender on February 20, 2014 at 9:39 am in ESCANABA, MI 49829 because it was not claimed by the addressee.

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
February 20, 2014 , 9:39 am	Unclaimed	ESCANABA, MI 49829
February 11, 2014 , 3:09 pm	Available for Pickup	ESCANABA, MI 49829
February 5, 2014 , 10:16 am	Available for Pickup	ESCANABA, MI 49829
February 5, 2014 , 7:53 am	Arrival at Unit	ESCANABA, MI 49829
February 4, 2014 , 5:32 pm	Dispatched to Sort Facility	ESCANABA, MI 49829
February 4, 2014 , 4:02 pm	Acceptance	ESCANABA, MI 49829

Available Actions

Return Receipt Electronic

Email Updates

Confirmation

70103090000072209011

Your request for all activity to-date will be processed within four hours. Any future activity will be processed whenever there is new delivery related event activity.

Your confirmation will be sent to the following:

apellin@escanaba.org

Track Another Package

What's your tracking (or receipt) number?

Track It

LEGAL

- Privacy Policy >
- Terms of Use >
- FOIA >
- No FEAR Act EEO Data >

ON USPS.COM

- Government Services >
- Buy Stamps & Shop >
- Print a Label with Postage >
- Customer Service >
- Delivering Solutions to the Last Mile >
- Site Index >

ON ABOUT.USPS.COM

- About USPS Home >
- Newsroom >
- USPS Service Alerts >
- Forms & Publications >
- Careers >

OTHER USPS SITES

- Business Customer Gateway >
- Postal Inspector >
- Inspector General >
- Postal Explorer >



Copyright © 2014 USPS. All Rights Reserved



UNITED STATES
POSTAL SERVICE.

Date: February 19, 2014

amy peltin:

In response to your request dated February 11, 2014, we regret to inform you that we were unable to locate any delivery information in our records regarding your item number 70103090000072209011.

If you would like additional assistance with this inquiry, please take this receipt to your local Post Office or postal representative.

Sincerely,
United States Postal Service

Sent 1/29/14
7010 3090 0000 7220 9318

CITY OF ESCANABA
Uniform Correction Notice - Property Maintenance Code

Community Preservation Department

Complaint 012914-01

Notice of Violation

The undersigned says that
on:

Month
January

Day
29

Year
2014

At approximately

11:30

(X) A.M.
(X) P.M.

Name (First, Middle, Last) Todd & Maria Caron
4954 Windsong 18.23 Drive
City, State, Zip Escanaba, MI 49829

*NO 2/6/14
Contractor removed*

The person named above was in violation of the City of Escanaba's Ordinance Code Upon:

630 1st Avenue South, Escanaba, MI 49829

on or near 630 1st Avenue South, Escanaba, MI 49829

within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM - 303.3 Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions to include snow and ice. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

ALL SNOW AND ICE ON THE PUBLIC SIDEWALKS MUST BE REMOVED AND MAINTAINED FOR CLEAR PASSAGE.

Exits leading into the street/Avenue must also be kept clear of snow and ice.

2
THANK YOU FOR YOUR COOPERATION.

IMPORTANT NOTICE: If an owner, operator or tenant has previously received two (2) notices to abate any violation as stated in Section PM-303.0 Exterior Property Areas within the preceding twelve (12) months, and another violation is verified, then that property will be considered in habitual violation of the ordinance and the City may abate the nuisance violation without any further notice to the property owner, operator or tenant. The costs that the City incurs in the abatement of the violation shall be actual costs thereof, plus twenty-five percent (25%) for the cost of inspection and other incidental costs in connection with the enforcement of the code and shall be recorded as a lien with the Delta County Treasurer's Office.

This is your **1st Correction** Notice. The deadline to remove or eliminate this violation is **February 2nd, 2014**. Please contact this office with information regarding compliance for this notice, unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402

(X) I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via U.S. Mail.

() I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature

Blaine R. DeGrave

Month

1

Day

29

Year

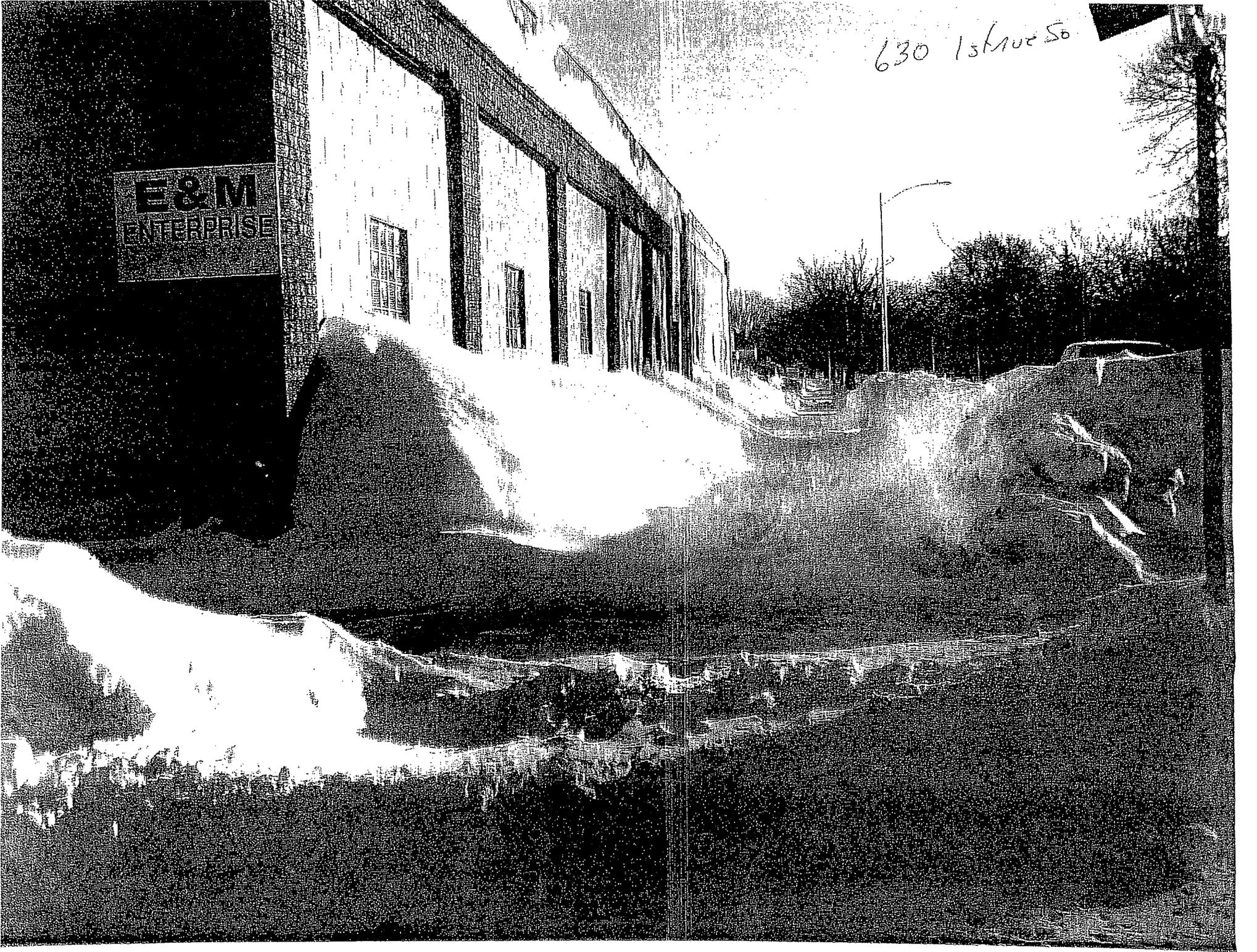
14

Blaine R. DeGrave (906) 786-9402

Official's I.D. Number 1184

630 1st Ave So

E&M
ENTERPRISE





Date: February 13, 2014

amy peltin:

In response to your request dated January 30, 2014, we regret to inform you that we were unable to locate any delivery information in our records regarding your item number 70103090000072209318.

If you would like additional assistance with this inquiry, please take this receipt to your local Post Office or postal representative.

Sincerely,
United States Postal Service

Not done. Snow melting faster. Mailed 3/6/08 (cert)

CITY OF ESCANABA Uniform Correction Notice - Property Maintenance Code NOTICE OF VIOLATION	Community Preservation Department Complaint # <u>030608-02</u>
---------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------

The undersigned says that on:	Month March	Day 06	Year 2008	At approximately	1:00	() A.M. (X) P.M.
-------------------------------	----------------	-----------	--------------	------------------	------	----------------------

Name (First, Middle, Last) Todd Caron
 Street 115 South 7th Street
 City, State, Zip Escanaba, MI 49829

The person named above was in violation of Escanaba's Property Maintenance Code Upon:
115 South 7th Street Escanaba, MI 49829 on or near 115 South 7th Street Escanaba, MI 49829
 within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM - 303.3 Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions to include snow and ice. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

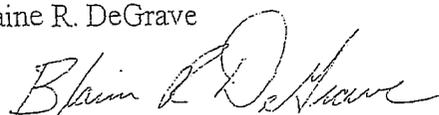
DESCRIBE:
 Due to a complaint and upon an inspection it has been found that the snow has not been removed from the sidewalk around your building. Our records indicate past notices for the snow removal. Snow must be removed on all public sidewalks.

IMPORTANT NOTICE: If an owner, operator or tenant has previously received two (2) notices to abate any violation as stated in Section PM-303.0 Exterior Property Areas within the preceding twelve (12) months, and another violation is verified, then that property will be considered in habitual violation of the ordinance and the City may abate the nuisance violation without any further notice to the property owner, operator or tenant. The costs that the City incurs in the abatement of the violation shall be actual costs thereof, plus twenty-five percent (25%) for the cost of inspection and other incidental costs in connection with the enforcement of the code and shall be recorded as a lien with the Delta County Treasurer's Office.

This is your 2nd Correction Notice. No additional notices will be sent. The deadline for the removal of the snow will be March 12th, 2008. Unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402

(X) I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via U.S. Mail.
 () I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature	Month <u>03</u>	Day <u>06</u>	Year <u>08</u>
Blaine R. DeGrave 	Official's I.D. Number 1184		

MINIMUM PROPERTY MAINTENANCE CODE REQUIREMENTS

PM - 303.1 Sanitation: 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.

PM - 306.1 Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

PM - 306.2 Disposal of Rubbish: Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

PM - 306.3.2 Containers: The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, leakproof approved containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

PM - 303.3 Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions to include snow and ice. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

PM-303.4 Weeds. It shall be unlawful and constitute an immediate public nuisance for the owner or owners of property within the boundaries of the City of Escanaba, to allow real property to become overgrown with weeds. Between June 1 and October 30 of each year, all platted and/or developed premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds and/or plant growth shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Exception: Unplatted and/or undeveloped properties over 2 acres in size are required to cut a 50 foot swath between the adjacent platted and/or developed premises or exterior property line/boundary. Additionally, a 50 foot swath is required on all exterior premises or exterior property when adjacent to a roadway or other public way.

PM - 303.7 Accessory Structures: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM - 303.8 Motor Vehicles: Parking and storage of inoperable vehicles shall be located within an enclosed building or structure. For purposes of this section an inoperable vehicle includes:

1. A vehicle that is abandoned or lacking vital component parts essential to its mechanical functioning, including but not limited to the engine, drive train or wheels; or
2. A vehicle that is so mechanically defective as to be unsafe for operation; or
3. A vehicle that does not display a current license plate, current license tab or current registration. This subsection shall not apply to a bona fide collector vehicle which displays a state-license collector plate or similar identification.
4. A vehicle that is abandoned or lacking vital component parts essential to its mechanical functioning, including but not limited to the engine, drive train or wheels; or
5. A vehicle that is so mechanically defective as to be unsafe for operation; or
6. A vehicle that does not display a current license plate, current license tab or current registration. This subsection shall not apply to a bona fide collector vehicle which displays a state-license collector plate or similar identification.

mailed 2/26/08 via mail

CITY OF ESCANABA
Uniform Correction Notice - Property Maintenance Code
NOTICE OF VIOLATION

Community Preservation Department
Complaint # 022608-01

The undersigned says that on:

Month
February

Day
26

Year
2008

At approximately

9:00

(X) A.M.

() P.M.

Name (First, Middle, Last) Todd Caron
Street 115 South 7th Street
City, State, Zip Escanaba, MI 49829

The person named above was in violation of Escanaba's Property Maintenance Code Upon:
115 South 7th Street Escanaba, MI 49829

on or near 115 South 7th Street Escanaba, MI 49829

within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM - 303.3 Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions to include snow and ice. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

DESCRIBE:

Due to a complaint and upon an inspection it has been found that the snow has not been removed from the sidewalk around your building. Our records indicate past notices for the snow removal. Snow must be removed on all public sidewalks. Should you have any questions, please contact this office at 786-9402.

This is your 1st Correction notice. The deadline to remove or eliminate this violation is immediately upon receipt of this Notice, but no later than March 3rd, 2008 unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402

(X) I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via U.S. Mail.

() I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature

Month
February

Day
26

Year
2008

Blaine R. DeGrave
Code Compliance inspector



Official's I.D. Number 1184

MINIMUM PROPERTY MAINTENANCE CODE REQUIREMENTS

PM - 303.1 Sanitation: 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.

PM - 306.1 Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

PM - 306.2 Disposal of Rubbish: Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

PM - 306.3.2 Containers: The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, leakproof approved containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

PM - 303.3 Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions to include snow and ice. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

PM-303.4 Weeds. It shall be unlawful and constitute an immediate public nuisance for the owner or owners of property within the boundaries of the City of Escanaba, to allow real property to become overgrown with weeds. Between June 1 and October 30 of each year, all platted and/or developed premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds and/or plant growth shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Exception: Unplatted and/or undeveloped properties over 2 acres in size are required to cut a 50 foot swath between the adjacent platted and/or developed premises or exterior property line/boundary. Additionally, a 50 foot swath is required on all exterior premises or exterior property when adjacent to a roadway or other public way.

PM - 303.7 Accessory Structures: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM - 303.8 Motor Vehicles: Parking and storage of inoperable vehicles shall be located within an enclosed building or structure. For purposes of this section an inoperable vehicle includes:

1. A vehicle that is abandoned or lacking vital component parts essential to its mechanical functioning, including but not limited to the engine, drive train or wheels; or
2. A vehicle that is so mechanically defective as to be unsafe for operation; or
3. A vehicle that does not display a current license plate, current license tab or current registration. This subsection shall not apply to a bona fide collector vehicle which displays a state-license collector plate or similar identification.
4. A vehicle that is abandoned or lacking vital component parts essential to its mechanical functioning, including but not limited to the engine, drive train or wheels; or
5. A vehicle that is so mechanically defective as to be unsafe for operation; or
6. A vehicle that does not display a current license plate, current license tab or current registration. This subsection shall not apply to a bona fide collector vehicle which displays a state-license collector plate or similar identification.

CITY OF ESCANABA
 Uniform Correction Notice - Property Maintenance Code
NOTICE OF VIOLATION

Community Preservation Department

Complaint # 073107-01

The undersigned says that on:	Month	Day	Year	At approximately	11:00	(X) A.M.
	July	31	2007			() P.M.

Name (First, Middle, Last) E & M Enterprise
 Street 630 1st Avenue South
 City, State, Zip Escanaba, MI 49829

The person named above was in violation of Escanaba's Property Maintenance Code Upon:
630 1st Avenue South, Escanaba, MI 49829

on or near 630 1st Avenue South, Escanaba, MI 49829

within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM-303.4 WEEDS. It shall be unlawful and constitute an immediate public nuisance for the owner or owners of property within the boundaries of the City of Escanaba, to allow real property to become overgrown with weeds. Between June 1 and October 30 of each year, all platted and/or developed premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds and/or plant growth shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Exception: Unplatted and/or undeveloped properties over 2 acres in size are required to cut a 50 foot swath between the adjacent platted and/or developed premises or exterior property line/boundary. Additionally, a 50 foot swath is required on all exterior premises or exterior property when adjacent to a roadway or other public way.

DESCRIBE: BECAUSE THE GRASS/WEEDS ON THE PROPERTY EXCEED 10 INCHES, ALL GRASS/WEEDS AND BUSHES IN EXCESS OF 10 INCHES MUST BE REMOVED FROM THE PROPERTY.

IMPORTANT NOTICE: If an owner, operator or tenant has previously received two (2) notices to abate any violation as stated in Section PM-303.0 Exterior Property Areas within the preceding twelve (12) months, and another violation is verified, then that property will be considered in habitual violation of the ordinance and the City may abate the nuisance violation without any further notice to the property owner, operator or tenant. The costs that the City incurs in the abatement of the violation shall be actual costs thereof, plus twenty-five percent (25%) for the cost of inspection and other incidental costs in connection with the enforcement of the code and shall be recorded as a lien with the Delta County Treasurer's Office.

This is your 1st Correction Notice. The deadline to remove or eliminate this violation is immediately upon receipt of this Notice, but no later than Wednesday, August 8, 2007, at 7:30 a.m. unless you appeal the Notice of Violation as specified in Section PM 11.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402

(X) I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via U.S. Mail.

() I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature <u>Blaine R. DeGrave</u>	07 Month	31 Day	07 Year
Blaine R. DeGrave - Badge No. 1184 Code Enforcement Officer	Official's I.D. Number 1184		

OK 8/10/07 JD *Closed*

MINIMUM PROPERTY MAINTENANCE CODE REQUIREMENTS

PM - 303.1 Sanitation: 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.

PM - 306.1 Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

PM - 306.2 Disposal of Rubbish: Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

PM - 306.3.2 Containers: The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, leakproof approved containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

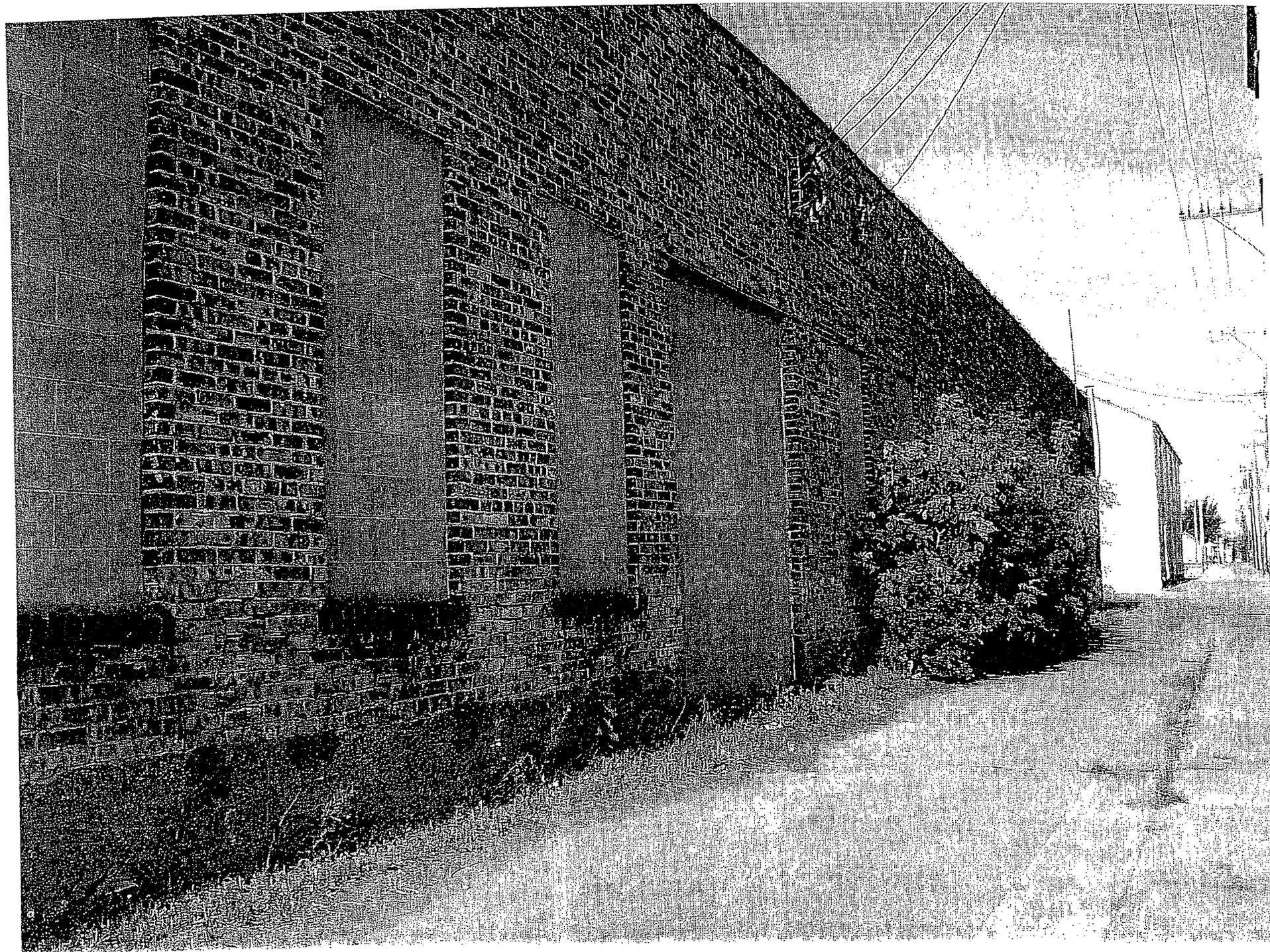
PM - 303.3 Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions to include snow and ice. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

PM-303.4 Weeds. It shall be unlawful and constitute an immediate public nuisance for the owner or owners of property within the boundaries of the City of Escanaba, to allow real property to become overgrown with weeds. Between June 1 and October 30 of each year, all platted and/or developed premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds and/or plant growth shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Exception: Unplatted and/or undeveloped properties over 2 acres in size are required to cut a 50 foot swath between the adjacent platted and/or developed premises or exterior property line/boundary. Additionally, a 50 foot swath is required on all exterior premises or exterior property when adjacent to a roadway or other public way.

PM - 303.7 Accessory Structures: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM - 303.8 Motor Vehicles: Parking and storage of inoperable vehicles shall be located within an enclosed building or structure. For purposes of this section an inoperable vehicle includes:

1. A vehicle that is abandoned or lacking vital component parts essential to its mechanical functioning, including but not limited to the engine, drive train or wheels; or
2. A vehicle that is so mechanically defective as to be unsafe for operation; or
3. A vehicle that does not display a current license plate, current license tab or current registration. This subsection shall not apply to a bona fide collector vehicle which displays a state-license collector plate or similar identification.
4. A vehicle that is abandoned or lacking vital component parts essential to its mechanical functioning, including but not limited to the engine, drive train or wheels; or
5. A vehicle that is so mechanically defective as to be unsafe for operation; or
6. A vehicle that does not display a current license plate, current license tab or current registration. This subsection shall not apply to a bona fide collector vehicle which displays a state-license collector plate or similar identification.



630 1st Ave. So.

Done

CITY OF ESCANABA Uniform Correction Notice - Property Maintenance Code		Community Preservation Department Complaint # <u>060104-02</u>	
---------------------------------------------------------------------------	--	-------------------------------------------------------------------	--

The undersigned says that on:	Month June	Day 01	Year 2004	At approximately	8:00	(X) A.M. () P.M.
-------------------------------	---------------	-----------	--------------	------------------	------	--------------------------

Name (First, Middle, Last) E & M Enterprises
 Street 630 1st Avenue South
 City, State, Zip Escanaba, MI 49829

The person named above was in violation of Escanaba's Property Maintenance Code Upon:

630 1st Avenue South, Escanaba, MI 49829

on at or near 630 1st Avenue South, Escanaba, MI 49829
 within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM - 303.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

DESCRIBE: *BECAUSE THE GRASS/WEEDS ON THE PROPERTY ARE IN EXCESS OF 10 INCHES, ALL GRASS/WEEDS IN EXCESS OF 10 INCHES MUST BE REMOVED.*

This is your **1st** Correction Notice. The deadline to remove or eliminate this violation **Monday, June 7, 2004, at 7:30 AM** unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall
 410 Ludington Street
 Escanaba, MI 49829
 (906) 786-9402

(X) I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via proof of service mail or by certified mail.
 () I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature <i>James V. O'Toole</i> (JP)	Month 06	Day 01	Year 2004
James V. O'Toole	Official's I.D. Number 510		

4/7/04 11:30am. TMA

M - 101.2 Scope: This code is to protect the public health, safety and welfare in all existing structures, residential and nonresidential, and on all existing premises by establishing minimum requirements and standards for premises, structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; fixing the responsibility of owners, operators and occupants; regulating the occupancy of existing structures and premises, and providing for administration, enforcement and penalties.

M - 103.1 Required: All equipment, systems, devices and safeguards required by this code or a previous statute or code for the structure or premises when erected or altered shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

M - 106.2 Penalty: A person who violates any provision of Chapter 6 is responsible for a municipal civil infraction subject to payment of a civil fine of not less than fifty dollars (\$50) or more than five hundred dollars (\$500) plus costs and other sanctions for each infraction. Increased civil fines may be imposed for repeated violations by a person of any requirement or provision of this code or any ordinance. As used in this section, "repeat offense" means a second (or any subsequent) municipal civil infraction violation of the same requirement or provisions (i) committed by a person within any six month period (unless some other period is specifically provided by this code or any ordinance) and (ii) for which the person admits responsibility or is determined to be responsible. Unless otherwise specifically provided by any ordinance for a particular municipal civil infraction violation the increased fine for a repeat offense which is a first repeat offense shall be no less than two hundred fifty dollars (\$250), plus costs. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall be no less than five hundred dollars (\$500), plus costs. Each day on which any violation of this code or any ordinance continues constitutes a separate offense and shall be subject to penalties or sanctions as a separate offense.

PM - 107.1 Notice to Owner or to Person or Persons Responsible: Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible thereof in the manner prescribed in Section PM-107.2 and PM-107.3. Notices for condemnation procedures shall also comply with Section PM-108.3.

PM - 107.2 Form: Such notice prescribed in Section PM-107.1 shall:

1. Be in writing;
2. Include a description of the real estate sufficient for identification;
3. Include a statement of the reason or reasons why the notice is being issued;
4. Include a correction order allowing a reasonable time for the repairs and improvement required to bring the dwelling unit or structure into compliance with the provisions of this code; and
5. Include an appeal statement explaining Section PM - 111.1 Application for Appeal.

PM - 111.1 Application for Appeal: Any person affected by a decision of the code official or a notice of violation or order which has been issued in connection with the enforcement of this code may request and shall be granted a hearing on the matter before the General Appeals Board, provided that a written request for such hearing is filed with the City Clerk, setting forth the name, address and telephone number of the petitioner and brief statement of the reasons for requesting such hearing. Such request shall be filed within twenty (20) days after the notice of violation and order is served. Upon receiving such a request, the City Clerk shall fix a date, not to exceed thirty (30) days after the request is filed, and shall give the petitioner written notice of the time and place of the hearing. If the petitioner or his/her representative does not appear for the hearing, the provisions of this article shall be enforced. Any owner aggrieved by any final decision or order of the General Appeals Board may appeal the decision or order to the circuit court within twenty (20) days from the date of the decision.



Exam. 10/1/08



09/24/2003

CITY OF ESCANABA

Community Preservation Department

Uniform Correction Notice - Property Maintenance Code

Complaint # 061702-02

The undersigned says that on:

Month
JuneDay
17Year
2002

At approximately

8:00

 A.M. P.M.Name (First, Middle, Last) E & M EnterprisesStreet 630 1st Avenue SouthCity, State, Zip Escanaba, MI 49829

The person named above was in violation of Escanaba's Property Maintenance Code Upon:

630 1st Avenue South, Escanaba, MI 49829on at or near 630 1st Avenue South, Escanaba, MI 49829

within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM - 303.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Describe: *Because the grass/weeds on the property exceed 10 inches, all grass/weeds in excess of 10 inches must be removed.*

This is your 1st Correction Notice. The deadline to remove or eliminate this violation **Monday, June 24, 2002, at 7:30 AM** unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number:

City Hall
410 Ludington Street
Escanaba, MI 49829
(906) 786-9402

I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via certified mail.

I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature

Month

Day

Year

061702

James V. O'Toole

Official's I.D. Number 510

CITY OF ESCANABA
Courtesy Notice - Property Maintenance Code

Community Development and Planning
Department

The undersigned says that on: Month Day Year At approximately 9:30 (X) A.M.
June 13 2002 . () P.M.

A exterior premises nuisance violation as stated in Escanaba's Property Maintenance Code was reported to the City of Escanaba concerning the following:

Name (First, Middle, Last) E & M Enterprises
Street 630 1st Avenue South
City, State, Zip Escanaba, MI 49829

The following property was in violation of Escanaba's Property Maintenance Code: 630 1st Avenue South

The following code violations must be removed from the property:

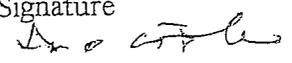
- Grass/weeds exceeds 10 inches in height and must be cut.*
- Rubbish must be removed and/or placed in covered trash containers.*
- Unregistered Vehicles must be registered or removed from open storage.*
- Non-running vehicles must be removed from open storage.*
- A minimum of _____ garbage cans with tight fitting lids must be secured for the property.*
- Sidewalks must be shoveled/repared.*
- Accessory Structure must be: _____.*

Potential Penalty: In the event the violation is not removed, a Correction Order will be issued. In the event a Correction Order is issued and should you, fail, refuse or neglect to remove the violation, it will result in the issuance of a \$50.00 Civil Infraction Citation and the violation will be removed by the City and the property owner will be billed. The minimum code violation removal fee is \$50.00 labor and \$17.50 call-back inspection fee for a total of \$67.50.

This is a courtesy notice. Should the violation be removed no further action will be taken. It would be greatly appreciated if the violation was removed by Monday, June 17, 2002. Should you be unable to remove the violation by this deadline, please telephone the City of Escanaba Community Development-Planning Department so that other arrangements can be made. Should no action be observed in the removal of the violation, further steps will be taken by the City of Escanaba to insure code compliance. Please see reverse side of form for specific code language. A full copy of the code can be viewed at escanaba.org on the Community Development and Planning Webpage.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402
Email: jimo@escanaba.org

COMMENTS: _____

Official's Signature 	Month 06	Day 13	Year 2002
James V. O'Toole	Official's I.D. Number 510		

6/17/02 NAT NOV

CITY OF ESCANABA

Uniform Correction Notice - Property Maintenance Code

Community Preservation Department

Complaint # 070192-01

The undersigned says that on:

Month
July

Day
19

Year
2002

At approximately

8:00

A.M.

P.M.

Name (First, Middle, Last) E & M Enterprises

Street 630 1st Avenue South

City, State, Zip Escanaba, MI 49829

The person named above was in violation of Escanaba's Property Maintenance Code Upon:

630 1st Avenue South, Escanaba, MI 49829

on at or near 630 1st Avenue South, Escanaba, MI 49829

within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM - 303.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Describe: *Because the grass/weeds on the property exceed 10 inches, all grass/weeds in excess of 10 inches must be removed.*

This is your **1st** Correction Notice. The deadline to remove or eliminate this violation **Thursday, July 25, 2002, at 7:30 AM** unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number:

City Hall
410 Ludington Street
Escanaba, MI 49829
(906) 786-9402

I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via proof of service mail or by certified mail.

I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature

James V. O'Toole (CPD)

Month

07

Day

19

Year

02

James V. O'Toole

*Close d
7/24/02*

Official's I.D. Number 510

CITY OF ESCANABA
Courtesy Notice - Property Maintenance Code

Community Development and Planning
 Department

The undersigned says that on:	Month	Day	Year	At approximately	9:30	(X) A.M.
	July	15	2002			() P.M.

A exterior premises nuisance violation as stated in Escanaba's Property Maintenance Code was reported to the City of Escanaba concerning the following:

Name (First, Middle, Last) E & M Enterprises
 Street 630 1st Avenue South
 City, State, Zip Escanaba, MI 49829

The following property was in violation of Escanaba's Property Maintenance Code: 630 1st Avenue South

The following code violations must be removed from the property:

- Grass/weeds exceeds 10 inches in height and must be cut. (Around property and utility poles)*
- Rubbish must be removed and/or placed in covered trash containers.*
- Unregistered Vehicles must be registered or removed from open storage.*
- Non-running vehicles must be removed from open storage.*
- A minimum of _____ garbage cans with tight fitting lids must be secured for the property.*
- Sidewalks must be shoveled/repared.*
- Accessory Structure must be: _____.*

Potential Penalty: *In the event the violation is not removed, a Correction Order will be issued. In the event a Correction Order is issued and should you, fail, refuse or neglect to remove the violation, it will result in the issuance of a \$50.00 Civil Infraction Citation and the violation will be removed by the City and the property owner will be billed. The minimum code violation removal fee is \$50.00 labor and \$17.50 call-back inspection fee for a total of \$67.50.*

This is a courtesy notice. Should the violation be removed no further action will be taken. It would be greatly appreciated if the violation was removed by Friday, July 19, 2002. Should you be unable to remove the violation within this time frame, please telephone the City of Escanaba Community Development and Planning Department so that other arrangements can be made. Should no action be observed in the removal of the violation, further steps will be taken by the City of Escanaba to insure code compliance. Please see reverse side of form for specific code language. A full copy of the code can be viewed at escanaba.org on the Community Development and Planning Department Webpage.

City Hall Address & Phone Number: City Hall, 410 Ludington Street, Escanaba, MI 49829, (906) 786-9402
 Email: jimo@escanaba.org

COMMENTS: _____

Official's Signature <u>James V. O'Toole (KCP)</u>	Month	Day	Year
	<u>7</u>	<u>15</u>	<u>2002</u>
James V. O'Toole	Official's I.D. Number 510		

7/19/02, NAT, Nhd NOV

Close

CITY OF ESCANABA

Uniform Correction Notice - Property Maintenance Code

Community Preservation Department

Complaint # 060503-01

The undersigned says that on:

Month
June
Day
5
Year
2003

At approximately 8:00 (X) A.M.
() P.M.

Name (First, Middle, Last) E & M Enterprises
Street 630 1st Avenue South
City, State, Zip Escanaba, MI 49829

The person named above was in violation of Escanaba's Property Maintenance Code Upon:

630 1st Avenue South, Escanaba, MI 49829

located at or near 630 1st Avenue South, Escanaba, MI 49829

within the City of Escanaba, County of Delta. Specifically, the violation related to the following Code Section:

PM-303.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Describe: *Because the grass/weeds on the property exceed 10 inches, all grass/weeds in excess of 10 inches must be removed.*

This is your **1st** Correction Notice. The deadline to remove or eliminate this violation **Tuesday, June 10, 2003, at 7:30 AM** unless you appeal the Notice of Violation as specified in Section PM 111.1, Application For Appeal of Escanaba's Property Maintenance Code, Chapter 6 of the Code or Ordinances.

City Hall Address & Phone Number: City Hall
410 Ludington Street
Escanaba, MI 49829
(906) 786-9402

(X) I served a copy of this Notice of Violation upon the person or persons responsible for the violation at the person or person's last know address via proof of service mail or by certified mail.
() I posted a copy of this Notice of Violation upon the violation at the property which was in plain view.

Official's Signature *[Signature]* Month 06 Day 05 Year 2003

James V. O'Toole Official's I.D. Number 510

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, November 20, 2014**

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem

Absent: None

Also Present: City Manager James V. O'Toole, City Department Heads, media, and members of the public.

City Clerk Robert S. Richards gave the invocation and led Council in the Pledge of Allegiance.

Blasier moved, Sattem seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting Minutes from November 6, 2014, and Special Meeting Minutes from November 12, 2014, as submitted.

ADJUSTMENTS TO THE AGENDA

Sattem moved, Beauchamp seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS

Public Hearing – Second Reading and Adoption - Ordinance No. 1156 - An Ordinance to Amend the City Zoning Map – Planning Commission.

Council conducted a second reading of Ordinance No. 1156, and public hearing on a request to amend the City Zoning Map. On October 9, 2014, the Escanaba Planning Commission conducted a public hearing and has recommended Council amend the City Zoning Ordinance, Chapter 4 Districts, Boundaries and Zoning Map for property located on North 30th Street, North of 9th Avenue North between North 30th Street and the railroad line by having the properties rezoned from a Heavy Manufacturing "G" District use to a Commercial District "E" use.

This being a public hearing, Mayor Tall asked if there was any public comment.

Hearing no public comment, Mayor Tall closed the public hearing.

PH-1 “By Council Member Beauchamp, seconded by Council Member Blasier;

Resolved, That Ordinance No. 1156, an Ordinance to amend Section 401.4, Zoning Map of Ordinance No. 1028, City Zoning Map Ordinance, given its public hearing at this meeting, be and is hereby adopted and that it be published in accordance with the requirements of the City Charter.”

Upon a call of the roll, the vote was as follows:

Ayes: Beauchamp, Blasier, Baribeau, Sattem, Tall
Nays: None

RESOLUTION DECLARED ADOPTED.

Herewith Ordinance No. 1156 adopted by title:

**“AN ORDINANCE TO AMEND SECTION 401.4, ZONING MAP OF
ORDINANCE NO. 1028, CITY ZONING MAP ORDINANCE, AS CODIFIED UNDER
THE CODE OF ORDINANCES”**

Full text in Ordinance Record “K”.

UNFINISHED BUSINESS – None

NEW BUSINESS

Discussion - Condemnation Hearing - 630 1st Avenue South.

Administration requested Council set the date of January 7, 2015, at 7:00 p.m. as a public hearing date for the condemnation of a building located at 630 1st Avenue South, Escanaba, MI.

City Manager O’Toole and City Code Enforcement Officer Blaine DeGrave briefly reviewed events that occurred at the property, and reviewed the condemnation process. It was advised:

- The 24,000 foot structure was deemed as unsafe, a public nuisance, and unfit for human occupancy;
- The building was declared unsafe due to a roof collapse, deteriorating portions of exterior walls, and a brick chimney posing a threat;
- It was administrations belief the structure would continue to deteriorate and could cause injury to individuals or damage to surrounding property;
- If, after the condemnation hearing, Council condemns the property on January 7, 2015, the owners would have 30 days to address the issues. If no action was taken by the property owners, the City would schedule the demolision, and seek

reimbursement from the property owners.

NB-1 Blasier moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to set the date of January 7, 2015, at 7:00 p.m. as a public hearing date for the condemnation of a building located at 630 1st Avenue South, Escanaba, MI.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Baribeau, Sattem, Beauchamp, Tall

Nays: None

Approval – Use of Public Space – Ludington Street – 56th Annual Christmas Parade.

Administration sought Council approval of a request to use Ludington Street for the 56th Annual Christmas Parade scheduled for December 5, 2014, at 7:00 p.m.

NB-2 Beauchamp moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to approve a request to use Ludington Street for the 56th Annual Christmas Parade scheduled for December 5, 2014, at 7:00 p.m.

Approval - Use of Public Space - 2015 Rock the Dock Community Events.

Administration sought Council approval of a request to use the Municipal Dock on July 3 and August 1, 2015, from 12:00 p.m. to 10:00 p.m. for the 2015 Rock the Dock Community events.

NB-3 Baribeau moved, Sattem seconded, **CARRIED UNANIMOUSLY**, to approve a request to use the Municipal Dock on July 3 and August 1, 2015, from 12:00 p.m. to 10:00 p.m. for the 2015 Rock the Dock Community events.

Approval – Use of Public Space – 2nd Annual New Year’s Eve Pasty Drop.

The Escanaba Downtown Development Authority sought Council approval of a request to block off South 11th Street from Ludington Street to 1st. Avenue South on December 31, 2014, at 10:00 p.m. for the 2nd Annual New Year’s Eve Pasty Drop at midnight.

NB-4 Blasier moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to approve a request to block off South 11th Street from Ludington Street to 1st. Avenue South on December 31, 2014, at 10:00 p.m. for the 2nd Annual New Year’s Eve Pasty Drop at midnight.

Update – Sale of the Power Plant – City Manager’s Office.

City Manager O'Toole updated the Council and public on the latest developments related to the sale of the Escanaba generating facility.

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES – None
BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT - None

ANNOUNCEMENTS

- Members of the public were encouraged to attend the Black Friday events occurring downtown next week;
- Council Members wished the Community a Very Happy Thanksgiving, and reminded members of the public of the Community Thanksgiving Dinner at Noon on Thanksgiving Day, at the Escanaba High School Cafeteria.

Hearing no further public comment, the Council adjourned at 7:16 p.m.

Respectfully submitted

Robert S. Richards, CMC
City Clerk

Approved: _____
Marc D. Tall, Mayor