City of Buffalo

Special City Council Meeting

October 23rd, 2023

City of Buffalo Council Meeting called to order at 6:00 PM by Mayor Jager.

Council members present; Mayor Jager, Steckler, Haseleu, Lawson; Guests: Kittie Curfman and Auditor Richman.

Junk Ordinance

* Curfman property \**dilapidated and dismantled vehicles in an unconcealed storage space, tires, paving bricks, hazardous materials, dismantled small engines, junk, garbage, and an excessive amount debris\** A $500 assessment per day penalty has begun to accumulate since June 26th and will continue to accumulate until the remaining junk/debris has been cleaned up. A walkthrough was completed on October 23rd with Jay Holmquist on the phone; heavy duty bumper, junk from the bed of the pickup, hood of pickup has automotive parts, axels, tires, gas engine and tools out front which still need to be picked up. There are two vertical steel pieces and railroad beam that is holding up a portion of the fence and some debris needs to be done to finish the fenced off area. Ultimatums have been made at each council meeting since spring and while the property is close to being cleaned up, these meetings have resulted in the property meeting the junk ordinance requirements. The unfortunate part is that Curfman is the property owner and regardless if Holmquist is responsible for the state of the property, Curfman takes the brunt for answering the ordinance violations.
* Motion to assess a $500 fine applied as a special assessment immediately on parcel 11-0300-12294-010, waiving $60,500 in fines through October 23rd, 2024 (365 days), in the event that zero of the City of Buffalo’s Public Nuisance violations occur withing this time-frame; after the probation period without any junk violation elapses, the balance due is waived; if any violations occur with the stated time-frame, the entire fine will be placed onto the property’s special assessment on parcel 11-0300-12294-010 by Steckler, seconded by Haseleu.

Buffalo Council addressing Hanson properties beginning at 6:27 PM

Council members present; Mayor Jager, Steckler, Haseleu, Lawson; Guests: Neil Hanson and Auditor Richman.

* Hanson was in attendance and addressed \**junk and debris\** on property located at the elevator property and \**junk and debris\** on property located at 604 Pearl St. Has completed minimal effort towards clean up. Accrual of $500 continues to be assessed at each property location and will continue to be assessed since June 26th until everything is cleaned up. There are still vehicles at the elevator that are licensed; however, operable capability of vehicles is unknown at this time. A drive by assessment on both properties was completed by council members on October 23rd before special council meeting was held and both properties still have significant junk and debris in violation of the junk ordinance.
* Within the home residence, all junk, debris, tires, and red service truck, get rid of the tan pickup must 100% be in compliance with the junk ordinance by sundown on October 31st, 2023 otherwise the full $64,500 will be applied to special assessment on parcel 11-0100-12230-010.
* Within the elevator property, at least 50% of the fence is completed and major improvement of the property by sundown on October 31st, 2023 otherwise the full $64,500 will be applied to special assessment on parcel 11-0300-12338-000 with completion of the fence by December 31st, 2023
* If home property is 100% compliant with the junk ordinance by sundown on October 31st a motion to assess a $1000 fine applied as a special assessment on parcel 11-0100-12230-010. immediately, waiving $63,500 in fines through October 31st, 2024 (365 days), in the event that zero of the City of Buffalo’s Public Nuisance violations occur withing this time-frame; after the probation period without any junk violation elapses, the balance due is waived; if any violations occur with the stated time-frame, the entire fine will be placed onto the property’s special assessment by Steckler, seconded by Haseleu.
* If elevator property is at least 50% of the fence is completed and major improvement of the property by sundown on October 31st, 2023 a motion to assess a $1000 fine applied as a special assessment on parcel 11-0300-12338-000 immediately, waiving $63,500 in fines through October 31st, 2024 (365 days), in the event that zero of the City of Buffalo’s Public Nuisance violations occur withing this time-frame; after the probation period without any junk violation elapses, the balance due is waived; if any violations occur with the stated time-frame, the entire fine will be placed onto the property’s special assessment by Steckler, seconded by Haseleu.
* Motion to retract the special assessment at a minimum of $6625 per property located at his property at 604 Pearl St and the elevator property of the balance due $53,000 per property as of October 9th contingent upon completion of cleanup requirements Lawson, seconded by Steckler. MCU.

Next City Council Meeting is Monday, November 13th @ 6:30 PM.

Motion to adjourn at 7:29 PM by Steckler, seconded by Lawson. MCU.

Respectfully submitted,

Harmony Richman, Auditor