



INTEROFFICE MEMORANDUM

To: Mayor and City Council
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: November 3, 2023
Subject: Nuisance Abatement – 7262 Lyndover Place

The subject property, 7262 Lyndover Place, has been in various states of disrepair for more than 10 years. The City of Maplewood held numerous nuisance hearings on this property over the years and the Public Works Department previously removed a covered porch that was in danger of collapsing. These hearings involved multiple property owners as the site has changed hands over the years. Each time the property changes hands, the City had to start the nuisance process over again. The structures (house, garage) and site have been in poor condition and an eyesore for nearby residents for so long that the last time a resident was able to occupy the site was October 2011.

On April 14, 2023, the City of Maplewood held a nuisance hearing to address the condition of the property at 7262 Lyndover Place. On May 12, 2023 the City issued a nuisance hearing order declaring the property does constitute a public nuisance. The order also stated “if the above listed conditions concerning the property are not remedied within the designated time or such

conditions are allowed to return, the City (or a selected contractor) will abate the above conditions and shall levy a tax under the provisions of the Maplewood Code of Ordinances to recoup the costs of such abatement.” To date, the property owner has not addressed any of the nuisance conditions at the property.

A request for bids was placed in the St. Louis Countian on August 25, 2023 to demolish the existing structures at 7262 Lyndover Place. The Request for Bids was also mailed to the following companies: Z & L Wrecking Company, Norbert Markway Construction, Wilson Contracting, Becker Contracting, Hillsdale Demolition, Major League Demo and Premier Demolition.

Bids were publicly opened on September 18, 2023 and four (4) bids were received.

<u>Company</u>	<u>Total</u>
Premier Demolition	\$26,900
S. Shafer Excavating Inc	\$22,400
Tubbs & Son Construction	\$19,950
Z & L Wrecking Company	\$17,800

Z & L Wrecking Company recently completed the successful demolition of the structure at 7215 Bruno Avenue for the City. Therefore, staff recommends the low bid of Z & L Wrecking Company.

Please see the attached resolution requesting City Council approval for Z & L Wrecking Company. If you have any questions, comments or concerns regarding this matter, please do not hesitate to contact me at 646-3635.