

209 - 211 W 5th St Council Report

Inspection

It was found that the house facia and soffits were deteriorated and open. Roof is missing shingles due to wind blown off. Lots of brushes, trees and debris around the structure causing fire hazards and egress restrictions.

Garages, siding facia, soffits and walk doors are deteriorated and open.

Jim Buzzard B/I

New Seasons Residential

Letter to the Property Owner

Po Box 6265

Hayward, CA 94540

Jim Buzzard / Building Inspector

Date: 1/30/2026

Re: 209 -211 W 5th St.

Dear New Seasons Residential,

This is a notification that the above referenced structure has been brought to my attention as nuisance properties. I am forwarding my investigation into this matter to Lamar City Board of Alderman. They will discuss this matter on February 19, 2026, at 12 pm, special council meeting located in the meeting room of City Hall, 132 W 10th St, Lamar MO. You are welcome to attend this meeting. If you wish not to attend this meeting, you will be contacted within a few days about the findings. You can avoid these proceedings by first obtaining a building or demolition permit and begin rebuilding or removing structure(s) from this property. If you have any questions about this matter, please feel free to contact me at city hall 682-5554 or email, buildinginspector@lamarmo.gov.

Jim Buzzard B/I

Conditions

Date; 1/30/2026

Address: 209-211 W 5th St.

Re: Conditions declared a nuisance

After the inspection of the above-mentioned property, the apartment was found to be detrimental to the health, safety and/or welfare of the residents of the City of Lamar. Under Article 5 of the ordinances of the City of Lamar, MO, 209-211 W 5th St, was found in violation of Sec. 8-134 (4,6,9,10) and ord. 28-70 (A)

Jim Buzzard B/I

Violations

ARTICLE V. - DANGEROUS STRUCTURES^[2]

- **Sec. 8-134. - Conditions declared nuisances.**

The following conditions, when present in buildings or structures located within the city, have been determined to be detrimental to the health, safety and/or welfare of the residents of the city and therefore constitute a nuisance:

- 4) Those that have been damaged by fire, wind or other causes so as to have become dangerous to life, safety or the general health and welfare of the occupants or the people of the city.
 - 6) Those under construction upon which no substantial work shall have been performed for 120 days.
 - 9) Those having inadequate facilities for egress in case of fire or panic.
 - 10) Those that have parts thereof that are so attached or deteriorated that they may fall upon public ways or upon the property of others or may injure members of the public or the occupants thereof.
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ARTICLE III. - TRASH, WEEDS, HIGH GRASS OR OTHER VEGETATION

Sec. 28-70. - Trash, weeds, high grass or other vegetation declared a public nuisance.

- A) The accumulation of trash or the growth of weeds, brush or other non-arboreal vegetation including, but not limited to, Russian, Canadian or common thistle, wild lettuce, wild mustard, wild parsley, ragweed, milkweed, ironweed, poisonous plants or grass in excess of seven inches in height on any lot or tract of land within the city to the curb line of the street to which the lot or tract of land is adjacent and to the middle line of any alley upon which such lot or tract of land may abut or adjoin is declared to be a public nuisance and is prohibited as detrimental to the health, safety and welfare of the public.
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Recommendation

My recommendation to the Council is Article V, Sec, 8-135 (1,2).

Sec. 8-135. - Standards for enforcement.

The following standards shall be followed in substance by the building inspector, city administrator and board of aldermen in ordering repair, maintenance, vacation, demolition and removal or completion:

- 1) If the dangerous building can reasonably be repaired or maintained so that it will no longer exist in violation of the terms of this article, it shall be ordered so repaired or maintained.
- 2) If the dangerous building is in such condition as to make it dangerous to the health, safety or welfare of its occupants, it shall be ordered to be vacated pending abatement of the nuisance.