

**City of Buxton**  
**Just Cause Hearing – 317 Broadway**

May 15, 2024 @ 7:00 PM  
Buxton Fire Hall

**Present:** Travis Soderberg, Jeff Siewert, Holly Aamold, Keaton Flanagan, Cassie Tostenson, Kirk Waslien, Dennis Reidhammer and James Maertens

**Recording:** Jackie Siewert, Auditor

Meeting called to order by Mayor Travis Soderberg and turned over to Cassie Tostenson, city attorney.

Cassie Tostenson explained that the “just cause” hearing is being held so the owner of the property located at 317 Broadway can state his rebuttal on the condition of the building or anyone else that may have an interest in the building.

Cassie Tostenson handed out a packet of correspondence to everyone present.

Cassie Tostenson reviewed a letter that was sent to Mr. Dennis Reidhammer on August 11, 2023 advising the owner of the condition of the building at 317 Broadway and the current violations of the City of Buxton ordinances. She also reviewed the photos that were attached to the letter and pointed out that at that time it was missing part of the roof.

Cassie Tostenson reviewed a structural evaluation that had been completed by Perry Johnson, professional engineer, November 13, 2023. The structural evaluation included a detailed inspection of the property noting the structural issues. Mr. Johnson’s professional opinion of the building in its present condition and being accessible to the public poses a hazard to the community. The evaluation was emailed to Mayor Travis Soderberg which in turn was mailed certified to Dennis Reidhammer.

Cassie Tostenson included a copy of the declaration of service from the Hillsboro Banner for the publication of the Resolution Setting Just Cause Hearing for Dangerous Building Located At: 317 Broadway, Buxton, ND on April 19, 2024. The city of Buxton passed the resolution March 20, 2024. Cassie Tostenson also confirmed that notice of the just cause hearing was also mailed certified to both Mr. Reidhammer’s home and business addresses.

Cassie Tostenson opened up the hearing for discussion.

Mayor Soderberg stated that there has been no work done for several months. He also stated that it took several months for Mr. Reidhammer to put up a fence to keep people out. That fence is now falling down.

Dennis Reidhammer stated that the building was already in deteriorating condition before he took possession of the property. He removed the back wall and a portion of the roof and discovered a water leak. He built scaffolding to prevent further roof collapse. He still has intentions of rebuilding. Mr. Reidhammer stated that they have hauled several loads of debris away. He explained that lack of funds from delayed projects is a big part of the problem. He has plans of putting a garage door on the back and is trying to get quotes on trusses. Mr. Reidhammer stated that he has more invested in the building than the \$5000 that was offered to him by the city. He feels that the city is bullying him because he is an out of town contractor. Mr. Reidhammer stated that he was also told to hold off on further work.

Cassie Tostenson explained to Mr. Reidhammer that the city doesn’t want to pay to tear down the building. She also stated that the city has no need for the lot or the property. The building in its current condition is a danger to surrounding buildings and to the public.

Mr. Reidhammer requested an extension to get some work done on the building.

Cassie Tostenson stated that she will begin to prepare an order on findings for the next council meeting to be held June 12, 2024. The Buxton City Council will vote on the order at the June meeting whether to condemn the building. Cassie advised Mr. Reidhammer that gives him almost a month to get the building in compliance.

Cassie Tostenson concluded the hearing.