



Legislation Text

File #: 18-062, Version: 1

TO: Mayor and Members of City Council
THRU: Jay Reinstein, Assistant City Manager
FROM: Bart Swanson, Housing and Code Enforcement Division Manager
DATE: February 26, 2018

RE:
Uninhabitable Structure Demolition Recommendation - 522 Lamon Street

COUNCIL DISTRICT(S):

2

Relationship To Strategic Plan:

Goal 2: More attractive City - Clean and Beautiful

Goal 3: Growing City, Livable Neighborhoods - A Great Place To Live

Executive Summary:

Staff request for demolition ordinance approval on one residential building determined to be blight.

Background:

522 Lamon Street 0447-04-3897

The City Inspector is required to correct conditions that are found to be in violation of the Dwellings and Buildings Minimum Standards. The structure is a vacant residential building that was inspected and condemned as a blighted structure on October 2, 2017. A hearing on the condition of the structure was conducted on November 8, 2017, at which the owner failed to attend. A notice of the hearing was published in the Fayetteville Observer newspaper. A subsequent Hearing Order to repair or demolish the structure within 60 days issued and mailed to the owner on November 9, 2017. To date, there have been no repairs to the structure and the structure has not been demolished. In the past 24 months, there have been 16 calls for 911 service to the property. There have been 11 code violation cases with \$2,766.18 in City assessments and \$495.28 in outstanding taxes..

Issues/Analysis:

The subject property is dangerous, sub-standard and detrimental to the surrounding neighborhood and promotes nuisances and blight, contrary to the City's Strategic Plan Goal 1, Safe and Secure Community.

The lot also contains a variety of old concrete castings and some "empty outs" tied to the former

concrete mixing plant that existed behind this lot. The demolition bid will include the removal of the all those piles of concrete on this parcel. .

Budget Impact:

The demolition cost of the structure will be determined at a later date subject to a competitive bidding process to be conducted after adoption of the demolition ordinance. There may be additional unknown costs for asbestos testing and abatement, if needed. These costs of the demolition is an assessment against the property.

Options:

Adopt the ordinance and demolish the structure.

Abstain from any action and allow the structure to remain.

Defer any action to a later date and give direction to the City Manager

Recommended Action:

Staff recommends the Council move to adopt the ordinance authorizing demolition of the structure. Council is advised that staff continues to work with property owners up until the actual City-ordered demolition to either get the structure repaired and code-compliant or to demolish the structure themselves or with a Community Development grant. In the event we are successful, we bring Council a demolition rescission ordinance to clear the property of the cloud on the title from the original demolition order. We prefer to get demolition ordinances approved as Council action increases our leverage with property owners in obtaining code compliance. Only an action by the Council can stay or suspend demolition proceedings.

Attachments:

Aerial photo, violation photos, and proposed ordinance