



Legislation Text

File #: 18-429, 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: September 24, 2018

RE:
Uninhabitable Structures Demolition Recommendations:
6502 Portsmouth Drive District 7
1932 Progress Street District 2

COUNCIL DISTRICT(S):
2, 7

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 two residential buildings determined to be blight.

Background:

6502 Portsmouth Drive 0407-03-5315

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 May 3, 2018. A hearing on the condition of the structure was conducted on June 7, 2018, at which time the owner failed to attend. Notice of the hearing was published in the Fayetteville Observer newspaper. A subsequent Hearing Order to repair or demolish the structure within 60 days was issued and mailed to the owner on June 8, 2018. 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 3 calls for 911 service to the property. There have been 10 code violation cases with \$1,917.01 in City assessments and \$906.40 in outstanding taxes.

1932 Progress Street 0436-03-4857

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 May 14, 2018. A hearing on the condition of the structure was conducted on June 20, 2018, at which time the owner failed to attend. Notice of the hearing was published in the Fayetteville Observer newspaper. A subsequent Hearing Order to repair or demolish the structure within 60 days was issued and mailed to the owner on June 21, 2018. 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 3 calls for 911 service to the property. There have been 6 code violation cases with \$177.50 in City assessments and \$958.89 in outstanding taxes.

Issues/Analysis:

The subject properties are dangerous, sub-standard and detrimental to the surrounding neighborhood and promotes nuisances and blight, contrary to the City's Strategic Plan Goal 1.

Budget Impact:

The demolition cost of these structures 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.

Options:

Adopt the ordinances and demolish the structures.
Abstain from any action and allow the structures to remain.
Defer any action to a later date.

Recommended Action:

Staff recommends the City Council move to adopt the ordinance authorizing demolition of the structures. Council is advised that staff continues to work with property owners up until the actual City-ordered demolitions to either get the structures repaired and code-compliant or to demolish the structures 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 photos
Violation photos
Proposed ordinances