



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 12, 2022

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

AGENDA CONTENT: Request for approval of ordinance to conduct a public hearing for the demolition of substandard structure at 320 Peach Street within the City of Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:	\$45,740 budgeted FY21/22, remaining balance \$42,340	FUNDS REQUESTED:	\$8,500 (estimated cost to demolish and haul away)
-------------------------	---	-------------------------	--

FUND: General Fund, Development Services Department, Account No. 01-535-465

EXECUTIVE SUMMARY:

In January 2021, the Development Services Department conducted a city-wide substandard building identification effort to begin correspondence with property owners of identified substandard structures to initiate enforcement action. The approved Fiscal Year 2021-2022 budget included \$45,740 for demolition of substandard structures. Now that the City's Code Enforcement staff have been conducting enforcement efforts for the identified substandard structures and has worked with Legal, staff is ready to approach Council to request public hearings required by statutory law to move toward condemnation and demolition.

320 W. Peach Street:

This is a single-family structure that has been deemed to exceed more than fifty percent (50%) of the value of the building to bring into compliance with the City's Code of Ordinances. The structure has had a gaping hole in the roof for over a year and a half, as observed by City staff. External elements have intruded into the structure. City staff has corresponded with the property owner and while timelines for repairs have been communicated to staff by the property owner, no repairs have been made to the home since staff first contacted the property owner. City staff has determined that enforcement to condemn and demolish the structure is appropriate.

Complaints received and verification of communication attempts from City staff are included. Specific Code non-compliance issues include the following International Property Maintenance Code (IPMC 2015) violations: observed rotting eaves, leaning structure, broken windows, several holes in roof including a hole approximately five (5) feet across in diameter.

An ordinance is provided that, if approved by City Council, will allow staff to advertise and hold a public hearing to gather public comment concerning the condemnation and possible demolition of the substandard structure located at 320 W. Peach St. City staff has worked closely with the City's legal counsel to navigate the process to make sure all statutory compliance is met throughout the process. A lien will be filed with the County against the property to recuperate expenditures incurred for demolition, advertisement of public hearing, and any other associated costs with interest.





RECOMMENDATION:

Staff recommends approval of the attached ordinance to conduct a public hearing to condemn and possibly demolish the dilapidated, substandard structure at 320 Peach Street.