



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 316 Rogers 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:	\$7,500 (estimated cost to demolish and haul away)
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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.

316 Rogers Street:

This is a single-family structure that has been deemed to exceed more than fifty percent (50%) of the value of the home to bring the property into compliance with the City's Code of Ordinances. The structure has several holes in the siding on all sides of the structure, which has resulted in external elements intrusion into the structure. City staff has issued warnings to the property owner for various Code violations. The property owner has made no attempt to communication timelines for repairs to bring the structure into compliance with all applicable Codes. City staff has determined that enforcement to demolish the structure is appropriate.

Complaints received by City staff 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 and holes in roof, leaning structure, broken windows, holes in walls due to severely rotted siding on exterior of the structure.

Because this structure has been deemed to cost more than fifty percent (50%) of the value of the home to repair to the point of meeting code compliance standards, in addition to the threat the dilapidated state of the structure presents to the public, city staff has deemed it necessary to demolish the structure. 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.

An ordinance is provided that, if approved by City Council, will allow staff to advertise and hold a public hearing open to public to gather comment concerning the condemnation and possible demolition of the structure located at 316 Rogers Street. 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.



Siding rotted and holes in siding observed



Holes in roof, rotted door frame, collapsed eaves



Rotted exterior siding, broken windows



RECOMMENDATION:

Staff recommends approval of the attached ordinance to conduct a public hearing to condemn and possibly demolish the dilapidated, substandard structure at 316 Rogers Street.