



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 25, 2022

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

AGENDA CONTENT: Update from Code Enforcement Division of Development Services, January 01 – March 31, 2022 (Q1)

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The following information is an update on the activities of the Code Enforcement division of the City's Development Services Department. Significant work has been done to accomplish several demolitions of structures deemed substandard in the first quarter of the calendar year. In the second quarter, Code Enforcement will conduct another city-wide sweep to identify substandard structures to update the master list of structures deemed eligible for demolition.

A substandard structure is deemed unlivable or unfit for human habitation, a threat to public health and safety. Typically, substandard structures are in gross violation with the City's Code of Ordinances and are estimated to cost at least 50% of the market value of the property to bring into Code compliance. City staff has created a demolition priority schedule where criteria assessed in gauging priority is measured against substandard structures deemed to pose the greatest threat to public safety and visibility.

Since the launch of the City's substandard building identification and removal initiative, Code Enforcement has conducted communication with property owners of substandard structures and exercised enforcement that is now able to be escalated to conducting public hearings for the demolition and removal of dilapidated, substandard structures. At the City Council meeting on April 12, 2022, Council unanimously approved three ordinances to conduct public hearings for to declare properties at 504 Farrer Street, 320 W. Peach Street, and 316 Rogers Street condemned and move forward in the involuntary demolition process.

Currently the City's legal team is working on additional ordinances to present to City Council for approval. Council approved \$45,740 for demolition of substandard structures in the Fiscal Year 2021-2022 budget, and the remaining balance is \$42,340, which can be expended before fiscal

year-end on September 30, 2022. City staff anticipates expending the balance in the current fiscal year.

DEVELOPMENT SERVICES UPDATE – Q1, JANUARY 2022 – MARCH 2022

Permitting and Inspections -

In a contractor's world, there are two seasons: Winter Season and Construction Season. Now that it's springtime, we are fully emerged in "Construction Season," as our permitting stats show. Between January 2, 2022, and March 31, 2022, the Development Services Department issued 1,446 permits, and collected \$168,770.60 in permitting fees. Many of the permits issued require an inspection by a building inspector. New single family home construction permit applications require an internal plan review, where an inspector verifies the plot plan meets the City's Code of Ordinances.

The workload has increased significantly with the number of new SFH in construction, so the DS Department hired a part-time building inspector, Mr. Don Malone. If you see him around City Hall or out in the field, please say hi! Don comes to Angleton with over 40 years of experience in plumbing, code enforcement, building inspections, and retired from the City of Richwood as Public Works Director.

ISSUED PERMITS - FIRST QUARTER 2022

<u>JANUARY</u>		
BUILDING PERMITS	268	48,017.90
FAMILY BUILDINGS	5	650.00
NON-HOUSEKEEPING SHELTER	4	595.00
INDUSTRIAL BUILDINGS	2	848.00
STORES	9	2,181.00
OTHER NON-RESIDENTIAL	1	49.50
	289	52,341.40
<u>FEBRUARY</u>		
SFH - NEW RESIDENTIAL	235	44,909.40
NON-HOUSEKEEPING SHELTER	1	7,035.00
AMUSEMENT, SOCIAL	2	0.00
SCHOOLS & OTHER EDUCATIONAL	8	1,750.00
STORES	4	1,050.00
ADDITIONS, ALTERATIONS - NON-RES.	1	30.00
	251	54,774.40
<u>MARCH</u>		
SFH - NEW RESIDENTIAL	357	59,554.80
NON-HOUSEKEEPING SHELTER	1	165.00
NON-RES BUILDING	2	1,055.00
SCHOOL & OTHER EDUCATIONAL	1	20.00
STORES	5	860.00
	366	61,654.80
TOTALS PERMITS & REVENUE	1,446	\$168,770.60

Code Enforcement –

Since January 2021, City staff conducted a city-wide substandard building identification and enforcement effort to begin the process of removing substandard buildings from residentially zoned areas of Angleton. Staff identified 46 structures deemed unlivable and began the enforcement process. As of April 2022, Code Enforcement has been successful in clearing 27 of the identified 46 substandard buildings. Of the 27 demolished buildings, the City incurred the cost for only ONE demolition in the amount of \$3,400. All other demolished structures were completed at the cost of the property owner. Currently, 14 of the substandard buildings from the 2021 list are in the process of being repaired or have been sent to the legal team for review or have gained approval from City Council to conduct a public hearing and proceed with legal action against derelict property owners. We are very proud of the fact that staff has worked diligently with property owners to achieve a 59% demolition completion rate with minimal cost to the City. (Substandard Stats chart included).

One identified substandard structure that was demolished was a detached 2-car garage owned by an elderly resident who lives alone and has limited physical mobility. Staff worked in tandem with the property owner and Legal to execute a demolition agreement in response to the hardships the property owner communicated to city staff. Additional efforts to assist the resident included getting other agencies and religious organizations involved to help the resident have access to basic needs and necessities.



(Before demolition)



(Before demolition - from side view)



(After demolition with City staff members, Kyle Reynolds and Brandy Follin)



(After demolition with staff member, Lindsay Koskiniemi)

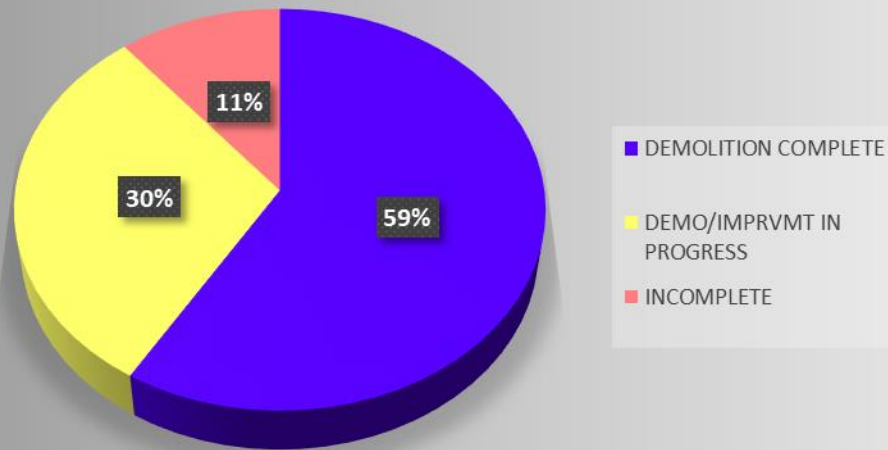
Training and Education –

Development Services has prioritized cross training to offer the highest tier of service to the public served with limited resources. Permitting and Inspections Coordinator, Maria Barron, recently completed the Code Enforcement Officer Basic Course. Additionally, Maria has observed building inspections to further learn the types of inspections and associated requirements from the inspector's perspective. In December, Code Enforcement Officer Brandy Follin, attended a Code Enforcement conference in South Padre to earn required CE credits and learned new updates to Code and Vector (mosquito control) that have been helpful with enforcement efforts and processing observed Code violations.

Health Inspections –

Health inspection logs will be updated and placed on the Development Services web page on the City of Angleton website and accessible via a QR code that will be printed on new letter grade signage for interested users to access the information. Currently, the DS Department is awaiting a quote for new letter grades with updated City logo and QR Code. Between January and March 2022, health inspectors conducted 37 inspections of food establishments and has completed a schedule of upcoming inspections. No health inspections during Q1 resulted in closures due to unsafe conditions.

2021 SUBSTANDARD LIST STATUSES



STATUS	QUANTITY
DEMOLITION COMPLETE	27
DEMO/IMPRVMT IN PROGRESS	14
INCOMPLETE	5

CODE ENFORCEMENT STATS JANUARY 01 - MARCH 31, 2022 (Q1)

DATA EXTRAPULATED FROM E-GOV

<u>ACTIVITY/CASE</u>	<u>QTY</u>
JUNKED/ABANDONED VEHICLES	14
TALL GRASS	16
OUTSIDE STORAGE	8
SUBSTANDARD STRUCTURE	10
RED TAGS (STOP WORK ORDER)	3
MISCELLANEOUS	28
ISSUANCE - WRITTEN WARNING	19
ISSUANCE - MUNICIPAL CITATION	14
ISSUANCE - LIEN AGAINST REAL PROPERTY	2
ADDRESSING	7
TOTAL E-GOV CASES WORKED	121
CASES CLOSED JAN - MAR 2022	44

SUBSTANDARD BUILDING LIST - 2021						
ENFORCEMENT STATUS UPDATE						
AS OF 13 APRIL 2022						
	#	ADDRESS	DESCRIPTION	NOTES	STATUS	CITY PAID FOR DEMO? (Y/N/I)
DEMOLITION COMPLETE	1	520 DWYER	DETACHED GARAGE - COLLAPSED	CITY-FUNDED DEMO LIEN ISSUED	COMPLETE	Y
	2	220 N ERSKINE	OLD BARBER SHOP	DEMOLISHED - HAUL OFF INCOMPLETE	COMPLETE	N
	3	324 W LIVE OAK	DILAPIDATED DETACHED GARAGE	FIXED BY OWNER	COMPLETE	N
	4	512 TJ WRIGHT	OLD HOUSE, UNSTABLE	DEMO'D BY OWNER	COMPLETE	N
	5	519 HANCOCK	DILAPIDATED HOUSE, PARTIALLY COLLAPSED	DEMO'D BY OWNER	COMPLETE	N
	6	817 W WASH	PARTIALLY COLLAPSED HOUSE	DEMO'D BY OWNER	COMPLETE	N
	7	816 W MILLER	OLD ABANDONED HOUSE	DEMO'D BY OWNER	COMPLETE	N
	8	316 W KIBER	STRUCTURALLY UNSOUND HOUSE	DEMO'D BY OWNER	COMPLETE	N
	9	318 W KIBER	MISSING EXTERIOR WALLS	DEMO'D BY OWNER	COMPLETE	N
	10	213 W KIBER	GAPING HOLES IN EXTERIOR WALLS, STRUCTURALLY UNSOUND	DEMO'D BY OWNER	COMPLETE	N
	11	2597 FRONT ST	MANUFACTURED HOME STRUCTURALLY UNSOUND	DEMO PERMIT PULLED	COMPLETE	N
	12	2329 W MAGNOLIA	COMMERCIAL PROPERTY	DEMO'D BY OWNER AND REBUILT AS NEW BUSINESS	COMPLETE	N
	13	310 TJ WRIGHT	CHURCH + 4 HOUSES - VACANT, STRUCTURALLY UNSOUND	DEMO'D BY OWNER	COMPLETE	N
	14	N ROCK ISLAND & E MAGNOLIA	DETACHED GARAGE STRUCTURE	DEMO'D BY OWNER	COMPLETE	N
	15	230 E CEDAR ST	HOUSE BOARDED WINDOWS, ROTTED SIDING	DEMO'D BY OWNER	COMPLETE	N
	16	900 W LIVE OAK	DETERIORATED DETACHED GARAGE	FIXED BY OWNER	COMPLETE	N
	17	529 E CEDAR	DETACHED GARAGE - DILAPIDATED	DEMO'D BY OWNER	COMPLETE	N
	18	603 N HANCOCK	DILAPIDATED HOUSE	DEMO'D BY OWNER	COMPLETE	N
	19	1615 ALENDA	MISSING EXTERIOR WALLS AND WINDOWS, STRUCTURALLY UNSOUND	DEMO'D BY OWNER	COMPLETE	N
	20	101 HOSPITAL DR	LEA VILLA APTS - BURNED UNSALVAGABLE	DEMO'D BY OWNER	COMPLETE	N
	21	321 W PLUM	DILAPIDATED HOUSE	DEMO'D BY OWNER	COMPLETE	N
	22	209 W KIBER	DILAPIDATED HOUSE	DEMO'D BY OWNER, RECONSTRUCTED	COMPLETE	N
	23	710 S HANCOCK	DILAPIDATED HOUSE, BOARDED WINDOWS, DETERIORATED BACKSIDE	DEMO'D BY OWNER	COMPLETE	N
	24	901 W MILLER	DILAPIDATED HOUSE	DEMO'D BY OWNER	COMPLETE	N
	25	525 W WASH	DILAPIDATED HOUSE	DEMO'D BY OWNER	COMPLETE	N
	26	329 W WASH	DILAPIDATED HOUSE	DEMO'D BY OWNER	COMPLETE	N
	27	602 S ERSKINE	HOUSE - ROTTEED SIDING AND ROOF	DEMO'D BY OWNER	COMPLETE	N
COMPLETION PENDING PROGRESS	28	313 W MYRTLE	HOUSE - HOLES IN SIDING, PARTIALLY MISSING ROOF	SENT TO ATTY FOR PUBLIC HEARING ORD	IN PROGRESS	L
	29	320 W PEACH	HOUSE - GAPING HOLES IN ROOF	PUBLIC HEARING IN MAY 2022	IN PROGRESS	L
	30	333 MURRAY ST	CONSIDERED THREAT TO PUBLIC SAFETY	SENT TO ATTY FOR PUBLIC HEARING ORD	IN PROGRESS	L
	31	316 ROGERS	HOLES IN WALLS AND ROOF	PUBLIC HEARING IN MAY 2022	IN PROGRESS	L
	32	504 FARRER ST	COLLAPSED HOME - THREAT TO PUBLIC SAFETY	PUBLIC HEARING IN MAY 2022	IN PROGRESS	L
	33	204 W MUNSON	DILAPIDATED, UNOCCUPIED, STRUCTURALLY UNSOUND	SENT TO ATTY FOR PUBLIC HEARING ORD	IN PROGRESS	L
	34	616 HANCOCK	STRUCTURALLY UNSOUND, HOLES IN EXTERIOR WALLS	SENT TO ATTY FOR REVIEW - OWNERSHIP DETERMINATION IN PROGRESS	IN PROGRESS	N
	35	805 S MORGAN	ABANDONED, DILAPIDATED	SENT TO ATTY FOR PUBLIC HEARING ORD	IN PROGRESS	L
	36	260 S VELASCO	BOARDED UP WHERE EXTERIOR WALLS MISSING	OWNER RENOVATING PROPERTY	IN PROGRESS	N
	37	737 S WALKER	HOUSE BOARDED WINDOWS, SPLIT IN MIDDLE, STRUCTURALLY UNSOUND	OWNER ATTEMPTING TO REPLAT & REBUILD, DEMO PERMIT PULLED	IN PROGRESS	N
	38	708 - 718 N VELASCO HWY	VELASCO SQUARE APTS - UNLIVABLE, STRUCTURALLY UNSOUND	SENT TO ATTY FOR PUBLIC HEARING ORDINANCE	IN PROGRESS	L
	39	710 W MULBERRY	METAL BARN, RUSTED, UNSTABLE	DEMO PERMIT PULLED	IN PROGRESS	N
	40	123 E CEDAR	5 SUBSTANDARD HOUSES	MATTER MOSTLY RESOLVED BY COUNTY PURCHASE OF PROPERTY	IN PROGRESS	N
	41	282 E PHILLIPS	MOSTLY OUTSIDE STORAGE, JUNKED VEHICLES, TARP ON ROOF, ETC.	MAY NOT BE DEEMED UNLIVABLE. OWNER HAS CLEANED UP, MORE ENFORCEMENT MAY BE NEEDED	IN PROGRESS	N
INCOMPLETE	42	304 W MAGNOLIA	COLLAPSED STRUCTURE	FULLY COLLAPSED - NOT DEMO'D	INCOMPLETE	N
	43	401, 405, 409 N ERSKIN	3 SMALL DILAPIDATED HOUSES	PROPERTY OWNERSHIP - AISD INTEREST	INCOMPLETE	N
	44	222 N COLUMBIA	COLLAPSED HOUSE	SOLD TO D. KING FOR REBUILD. FOLLOW UP BY CITY NEEDED	INCOMPLETE	N
	45	311 E PHILLIPS	NO WATER, HOLES IN ROOF AND SIDING	ENFORCEMENT IN PROGRESS	INCOMPLETE	N
	46	833 S VALDERAS	BOARDED UP, DILAPIDATED	FOLLOW UP BY CITY NEEDED	INCOMPLETE	N

RECOMMENDATION:

No action is needed, as report is intended to share information on Code Enforcement activities that impact the beautification of the City of Angleton.