



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 28, 2022

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

AGENDA CONTENT: Discussion and possible action on an update to City Council on condemnation public hearings held on May 24, 2022, concerning 316 W. Rogers, 320 W. Peach, and 504 Farrer in Angleton, Texas

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

On May 24, 2022, The City of Angleton conducted public hearings to determine condition and possible condemnation of the following properties located at 316 W. Rogers St., 320 W. Peach St., and 504 Farrer St.

316 W. Rogers: At the public hearing on May 24, 2022, City Council took action to allow the property owner to submit a scope of work and timeline for repairs to be made to bring the property into compliance with the City's Code no later than the end of business on June 01, 2022. A scope of work was received by Development Services staff on June 07, 2022 and proposes a project timeline to commence June 10, 2022 with an ending date for all repair work by December 12, 2022. The project scope specifies "August 01, 2022: Property dwelling assessment for structural integrity will begin before possible demolition by new property owner." The property dwelling assessment is proposed to be complete by August 08, 2022. The scope of work and timeline is provided for City Council's consideration.

Staff believes it is in the city's best interest to require the property owner to submit a property status update to City Council on August 09, 2022 and provide the results of the property dwelling assessment.

Images taken on June 21, 2022:



Front



Front close-up – extensive wood rot



Back side of house – extensive wood rot, holes in roof, missing windows, floor and siding deterioration



South side of structure, separated corners filled by insect mound, missing windows, rotted roof eaves.



Insect mound, separated corner, rotted floor and beams, wood rot



Back door missing, holes in roof, rotted/missing eaves, wood rotted siding



SW corner of structure missing siding, boarded up.

320 W. Peach: At the public hearing on May 24, 2022, City Council took action to allow the property owner to submit a scope of work and timeline for repairs to be made to bring the property into compliance with the City's Code no later than the end of business on June 01, 2022. A scope of work was received by Development Services staff on June 01, 2022 and is provided for City Council's consideration.

Images taken of the property at 320 W. Peach show advanced degradation of structural beams, missing floors throughout the structure, plywood in place of a roof, and staff members observed structural support beams with advanced termite damage. Staff members maintain that the structure in its current state would exceed more than fifty percent of the property value to bring into compliance with the City's Code. Additionally, the property remains noncompliant with Section 10-16 of the City's Code of Ordinances which prohibits the accumulation of garbage, trash, etc., as staff observed a large mattress, tire, toilet, and other debris in back on the property.

The property is in noticeably worse condition than it was when the public hearing for possible condemnation was heard by City Council on May 24, 2022, as the inside of the structure is visible from the outside and with the rotted wooden siding removed, it is evident there are not floors inside the structure. The tarp that was covering the roof has blown off, and there is no protection against outside elements from entering the structure.

While a scope and timeline was received by City staff members meeting City Council's direction, staff recommends Council require the property owner to submit status updates to staff with items completed. The advanced deterioration of this structure presents a threat to public health and safety in its current state.

Images provided of 320 W. Peach taken on June 21, 2022:



Front



Northwest corner



Structural wood rot and missing siding



Roof missing and plywood separated, continued exposure of interior of structure to external elements



East side of structure - no roof eaves, missing floor, broken windows, missing/rotted siding



Termite damage - structural beam





Interior - no floor, several issues, rotted ceiling



Interior - collapsed floor



Rotted ceiling



Accumulated rubbish/debris



Accumulated rubbish/debris in back of property

504 Farrer: The property located at 504 Farrer was determined by the City Council to be substandard in response to the public hearing held on May 24, 2022. Council's direction was to pursue demolition in a motion that carried unanimously. No action can be taken to demolish the Property until the City of Angleton has received a Court order from Brazoria County District Court. The suit can be filed on July 05, 2022. City staff has obtained quotes for demolition of the structure at 504 Farrer and haul away of debris and is ready to issue a notice to proceed with demolition as soon as the order is granted

RECOMMENDATION:

Staff recommendation to City Council is to require property owners of 316 W. Rogers Street and 320 W. Peach Street to provide status updates to City Council at the second Council meeting in the months of July and August 2022 concerning repair progress. Project timelines for both properties were proposed to be completed by the end of the 2022 calendar year, however, City Council requested a 90-day project plan from each of the property owners. A timeline of ninety days from the project timeline and scope due date of June 01, 2022 would terminate on August 30, 2022. Concerning both project timelines received are proposed to terminate in December 2022, neither project timeline meets City Council's 90-day project plan requirement.

Staff contends the structure located at 320 W. Peach Street continues to pose a threat to public safety and is beyond probable repair to bring the structure into compliance with the City's Code of Ordinances. Staff will continue Code Enforcement efforts when Code enforcement violations are observed on the property to help bring the property into Code compliance.

