



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding whether the buildings on the six properties are dangerous buildings pursuant to Chapter 5, Article I of the Breckenridge Code of Ordinances and, if so, discussion and any necessary action regarding issuing orders to abate the dangerous buildings or accepting conveyance of property (ies) from owners

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

In alignment with the strategic plan, staff have been actively pursuing compliance and addressing substandard housing. City staff have made an initial determination that the following list of buildings are dangerous buildings. The property owners have been notified that the buildings must be repaired or demolished in order to be in compliance with the city's minimum standards contained in Section 5-5 of the city code.

1. 1409 E. Williams
2. 1208 W. 3rd
3. 614 S. O'Conner
4. 504 N. Rose
5. 302 N. Graham
6. 209 W. Hulum

The property owners have not brought the buildings into compliance. The next step is for the City Commission to act on declaring the buildings to be dangerous buildings and to issue orders that the structures be repaired or demolished. In the event that a property owner is willing to give the property to the city, the commission would need to accept the conveyance and authorize the City Manager to sign a Release and Conveyance Agreement with the property owners.

A notice of public hearing was posted on December 18, 2024, in the Breckenridge American and all owners/Lienholders have been properly notified.

FINANCIAL IMPACT:

If the property is deeded to the City, the cost is city crews demolishing and hauling to Monofil (we can only use Monofil for disposal of city-owned property).

If a building is declared to be a dangerous building and the owner does not repair or vacate within a certain time as ordered by the Commission, the City could go in and demolish the structures. In that case, the City could either contract the demolition out and pay disposal costs (total estimated cost \$20K) or city crews could demolish (estimated cost of disposal is \$10K). In both cases, the City would place a lien on the property to recover the costs of demolition/disposal.

STAFF RECOMMENDATION:

1. **1409 E. Williams**-Move to declare 1409 E. Williams a dangerous building and order that the owner demolish the building within 30 days.
2. **1208 W. 3rd**- Move to declare 1208 W. 3rd a dangerous building and order that the owner demolish the building within 30 days.
3. **614 S. O'Conner**-Move to declare 61 S. O'Conner a dangerous building and order that the owner demolish the building within 30 days.
4. **504 N. Rose**-Move to declare 504 N. Rose a dangerous building and order that the owner demolish the building within 30 days.
5. **302 N. Graham**-Move to declare 302 N. Graham a dangerous building and order that the owner demolish the building within 30 days.
6. **209 W. Hullum**-Move to declare 209 W. Hullum a dangerous building and order that the owner demolish the building within 30 days.