



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding whether the buildings on the eleven 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:

The City of Breckenridge has been taking a proactive approach in addressing substandard housing. Due to the continued change in leadership over the last few years, this is an issue that has not been addressed proactively. With leadership in place and in alignment with the Strategic Plan, we are again proactively pursuing compliance. City staff has made an initial determination that the following list of buildings are dangerous buildings and the property owners have been notified that the buildings must be repaired or demolished to come into compliance with the City's minimum standards contained in Section 5-5 of the City Code.

1. 308 S. Pecan-**Deemed Substandard** (No Response from owner)
2. 806 S. Cutting- **Deemed Substandard** (No Response from owner)
3. 601 N. Harvey- **Deemed Substandard** (No Response from owner)
4. 1305 W. 1st - **Deemed Substandard** (No Response from owner)
5. 205 W. 3rd - **Deemed Substandard** (No Response from owner)
6. 802 S. Cutting -**Deemed Substandard** (Have communicated with owner who would like to take care of the demo)
7. 714 S. Cutting - **Deemed Substandard** (Have communicated with owner who would like to take care of the demo)
8. 1107 E. Williams - **Deemed Substandard** (Owner has made contact may wish to have time to repair)
9. 803 W. Hullum - **Deemed Substandard** (No Response from owner)
10. 1214 W. 4th - **Deemed Substandard** (No Response from owner)

11. 213 Pembroke - **Deemed Substandard** (No Response from owner)

The property owners have not brought the buildings into compliance (see above for notes regarding responses from property owners, if received, and staff comments regarding issues specific to certain properties). 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 cases where the property owner is willing to give the property to the City, the Commission would need to accept that conveyance and authorize the City Manager to sign a Release and Conveyance Agreement with the property owners.

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. **308 S. Pecan**-Move to declare 308 S. Pecan a dangerous building and order that the owner demolish the building within 30 days.
2. **806 S. Cutting**- Move to declare 806 S. Cutting a dangerous building and order that the owner demolish the building within 30 days.
3. **601 N. Harvey**- Move to declare 601 N. Harvey a dangerous building and order that the owner demolish the building within 30 days.
4. **1305 W. 1st** - Move to declare 1305 W. 1st a dangerous building and order that the owner demolish the building within 30 days.
5. **205 W. 3rd** - Move to declare 205 W. 3rd a dangerous building and order that the owner demolish the building within 30 days.
6. **802 S. Cutting** - Move to declare 802 S. Cutting a dangerous building and order that the owner demolish the building within 30 days.
7. **714 S. Cutting** - Move to declare 714 S. Cutting a dangerous building and order that the owner demolish the building within 30 days.
8. **1107 E. Williams** - Move to declare 1107 E. Williams a dangerous building and order that the owner demolish the building within 30 days.

Or

1107 E. Williams- Move to declare the building located at 1107 E. Williams a dangerous building and order that the building be repaired within _____ days. If the building is not repaired within _____ days order that the building shall be demolished.

9. **803 W. Hullum** - Move to declare 803 W. Hullum a dangerous building and order that the owner demolish the building within 30 days.
10. **1214 W. 4th** - Move to declare 1214 W. 4th a dangerous building and order that the owner demolish the building within 30 days.
11. **213 Pembroke** - Move to declare 213 Pembroke a dangerous building and order that the owner demolish the building within 30 days.