



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding whether the buildings on the seven 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 pro-active approach in addressing substandard housing. With the 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. 115 S. Parks – **Deemed Substandard** (no response from owner)
2. 907 N Shelton – **Deemed Substandard** (willing to sign over the property to city)
3. 513 S. Stoker – **Deemed Substandard** (no response from owner)
4. 919 N. Breckenridge Ave. – **Deemed Substandard** (**Dangerous – 1st priority to demolish;** willing to sign over property to city)
5. 110 W 3rd - **Deemed Substandard** (in the flood zone and doesn't meet federal/state mandates for repair (50% rule), though property owners are willing to remodel).
6. 109 W 7th – **Deemed Substandard** (willing to sign over to city)
7. 1303 W 1st – **Deemed Substandard** (vacant mobile home had fire; may be repaired but owners not always in town. Received initial notice from city in March 2023)

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 property is deeded to City, the cost is city crews demolishing and hauling to Monofil (we can only use Monofil for disposal for 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, City would place a lien on the property to recover costs of demolition/disposal.

STAFF RECOMMENDATION:

1. 115 S. Parks: Declare a dangerous building and order that the owner demolish the building within 30 days.
2. 907 N Shelton: Accept voluntary conveyance of the property from the owner and authorize the City Manager to execute a Release and Conveyance Agreement.
3. 513 S. Stoker: Declare the building a dangerous building and order that the owner demolish the building within 30 days.
4. 919 N. Breckenridge Ave: Accept voluntary conveyance of the property from the owner and authorize the City Manager to execute a Release and Conveyance Agreement.
5. 110 W 3rd: Declare the building a dangerous building and order that the building be demolished within 30 days.
6. 109 W 7th: Accept voluntary conveyance of the property from the owner and authorize the City manager to execute a Release and Conveyance Agreement.
7. 1303 W 1st: Declare the building a dangerous building and order that the building be repaired within a certain time or order that the building be demolished within 30 days. (*If the Commission orders that the building be repaired within a certain amount of time, then the Commission should also order that the building be demolished if the repairs are not completed within the required amount of time*).