



Legislation Text

File #: 15-0030, **Version:** 2

Ordinance No. 15-19 for a supplemental appropriation to the general fund in the amount of \$60,000 for the purpose of fulfilling an order to demolish a dangerous building

From:

Travis Easton P.E., Public Works Director

Summary:

By order of the Building Official of the Pikes Peak Regional Building Department (“PPRBD”), the City Engineer must demolish a hazardous structure located at 418 E. Cucharras Street. Public Works requests a supplemental appropriation to cover the costs to accomplish the demolition of the structure. Following demolition, and as permitted by City Code, Public Works will introduce an ordinance to the City Council requesting a lien assessment against the underlying property for recovery of costs necessary to comply with the Building Official’s order for work performed at 418 E. Cucharras Street, Tax Schedule No. 6418402016. The estimated demolition cost is \$60,000.

Previous Council Action:

None.

Background:

The structure on the property at 418 E. Cucharras Street is a house that was declared a “Dangerous Building” by the PPRBD and the property owner was ordered on February 6, 2014 via certified letter to mitigate the hazardous structure. The property owner did not complete the abatement work and did not exercise any appeal rights. A “Demolition Notice and Order” from the PPRBD was subsequently received by the City Engineer on May 13, 2014.

Upon receipt of the order, City staff researched the ownership and contacted the owner of record. The owner of record acknowledged that he had received the orders from the Regional Building Department, but did not want to be responsible for the repairs or sale of the property. He also informed us that the original owner passed away approximately 18 years ago and that the family never agreed upon who would be responsible for the sale or mitigation of the property. City staff last spoke with the owner of record on October 21, 2014 and he understands the issues associated with the situation.

Following a supplemental appropriation by City Council, City Engineering will obtain legal permission through a warrant from the Municipal Court to enter the property and contract for demolition and the associated abatement work utilizing the City’s Procurement Rules and Regulations to comply with PPRBD’s order. City Engineering will request a lien assessment against the property for an amount matching the total costs for demolition and abatement.

Financial Implications:

If payment is not received from the property owner or if the costs are not assessed against the property, the City will not likely recover the costs incurred.

Board/Commission Recommendation:

None.

Stakeholder Process:

The property owner of record was provided the legally-required notice and an appropriate timeframe to undertake the required mitigation efforts, as outlined under the "Background" section above. City Engineering staff has contacted the deceased owner of record's family to explain the situation and provide additional time to abate and demolish the structure.

Alternatives:

City council may elect to approve the supplemental appropriation as presented, revise and approve the supplemental appropriation, or fulfill the demolition order without a supplemental appropriation through the use of existing funding committed to other initiatives.

Proposed Motion:

Move to approve the supplemental appropriation in the amount of \$60,000 relating to a demolition order for the structure on the property located at 418 E. Cucharras Street.

Approval of a Supplemental Appropriation for work relating to a demolition order for the structure on the property located at 418 E. Cucharras Street, Colorado Springs, Colorado