



Legislation Text

File #: 16-462, **Version:** 3

Ordinance No. 16-123 assessing costs for work performed in building demolition at 418 East Cucharas Street, charging the work against the property upon which the work was done and certifying this assessment to the County Treasurer for collection as a priority lien.

Presenter:

Mike Chaves, P.E., CIP Engineering Manager
Aaron Egbert, P.E., Senior Engineer

Summary:

A hazardous structure was demolished at 418 East Cucharas Street pursuant to a Demolition Order from the Pikes Peak Regional Building Department ("PPRBD"). As required by the Regional Building Code, this work was completed by a contractor procured and paid for by the City Public Works Department. The total cost of \$122,807.99 includes the demolition cost of \$98,246.39 plus a 25% surcharge, as authorized by City Code section 2.6.104, to defray inspection, collection, publication and other administrative expenses. Pursuant to sections 112.4.3 and 112.4.4.2 of the Regional Building Code, the City Engineer recommends that City Council set a public hearing on November 22, 2016 to consider an ordinance confirming a report for a special assessment for costs of work performed at 418 East Cucharas Street, Tax Schedule No. 6418402016 (the "Property"), in the amount of \$122,807.99.

Previous Council Action:

Following the City's procurement bid process, additional funds were necessary and City Council approved a supplemental appropriation of \$60,000.00 for demolition and remediation costs at the Property in February 2015.

On October 25, 2016, City Council set a Public Hearing scheduled for Tuesday, November 22, 2016, to consider an ordinance for a special assessment for demolition, remediation and administrative work performed on the dangerous building at 418 East Cucharas Street.

Background:

The structure on the Property was declared a "Dangerous Building" and the Property owner of record was ordered by PPRBD on February 9, 2014 via certified letter to mitigate the hazardous structure. The owner did not complete the abatement work and a Demolition Notice and Order was received by the City Engineer on May 13, 2014. City Engineering contracted for all demolition and associated abatement work. Environmental Abatement Southwest Inc. completed the demolition of the structure on September 17, 2015.

This item supports the City's Strategic Goal of Building Community and Collaborative Relationships by demolishing a building which was dangerous to the community.

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:

N/A

Stakeholder Process:

The property owner of record has been provided sufficient notice and an opportunity to take necessary action to abate the hazardous conditions on the Property.

Alternatives:

City Council may elect to affirm the assessment costs, revise the assessment costs, or choose not to confirm the assessment and lien against the Property.

Proposed Motion:

Approve the ordinance assessing costs for the demolition of a dangerous building at 418 East Cucharas Street and certifying this assessment to the County Treasurer for collection as a priority lien.

An ordinance to assess costs for work performed in building demolition at 418 East Cucharas Street, charging the work against the property upon which the work was done and certifying this assessment to the County Treasurer for collection as a priority lien.