



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - NS

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2023

Re: Authorizing demolition of a nuisance structure at 908 N Seventh Street and authorizing a special tax bill against the property.

Executive Summary

Staff in the Office of Neighborhood Services are working to address vacant and dilapidated houses in Columbia through voluntary compliance and the administrative procedure outlined in Chapter 6 of City of Columbia Ordinances. The structure located at 908 N. Seventh Street is vacant and uninhabitable. City staff are requesting this structure be demolished and the property be tax billed for this expense as the owner has taken no action to correct the violations.

Discussion

home at 908 N Seventh Street has been vacant for more than five years and has come into extreme disrepair. Notice was sent to the owner and other interested parties regarding the violations and a deadline to come in compliance. With no action taken, an administrative hearing was held on March 18, 2022 with the Director of Community Development finding the building was dangerous and ordering the nuisance be abated by obtaining a permit for repair or demolition of the structure within 30 days of the mailing of the order. The 30 day commencement deadline was December 12, 2022; no action was taken by that date. A complete copy of the Director's Findings of Fact and Conclusions of Law and Order is attached. City staff have followed the required administrative procedures to take action on the structure located at 908 N Seventh Street to declare it a nuisance and require repair or demolition.

The Director of Community Development is hereby certifying to the City Council that the work required to be performed pursuant to the Director's order has not been done within the time as stated in the order and that no appeals of the order are pending. The City Code requires the City Council to consider the certified facts of the Director of Community Development and may order the city manager to have the work done either by city employees or bidding the work through the purchasing division. The Staff are requesting that the City Council authorize demolition of this structure and assessment of the costs of performance, including administrative costs, to the property owner. In the event the costs are not paid within 30 days, a special tax bill will be issued against the property by the City Manager and Director of Finance.

This structure has been a cause for concern for this neighborhood. In 2021 and 2022, Columbia Police were called to this address 75 times. City staff have been contacted by safety personnel at Hickman High School as truant students have been found at this structure. Most recently, Columbia Fire was called to this address for outdoor burning and are



concerned that the house is a safety hazard for any occupants and public safety personnel. Adjacent property owners have attempted to purchase the property with no response from the owner.

Fiscal Impact

Short-Term Impact: A bid for demolition of the structure has been received from the City's contractor in the amount of \$9,559.32.

Long-Term Impact: There are no long term fiscal impacts.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Safe Neighborhoods, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
none	none

Suggested Council Action

Approval of the resolution