



Department Source: Community Development - NS

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2016

Re: Resolution authorizing the demolition of dilapidated structures located at 608 McBaine Ave.; and authorizing a special tax bill against the property; authorizing an exception to the administrative delay ordinance

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 structures located at 608 McBaine Ave. are vacant and uninhabitable. City staff are requesting these structures be demolished and the property be tax billed for this expense as the owners have taken no action to correct the violations.

Discussion

City staff have followed administrative procedures to take action on the structures located at 608 McBaine Avenue. Notice was sent to the owners and other interested parties regarding the violations and a deadline to come in compliance. With no action taken, an administrative hearing was held on November 6, 2015 with the Director of Community Development ordering the nuisance be abated by obtaining a permit for demolition of the structure on or before May 28, 2016. A complete copy of the Director's Findings of Fact and Conclusions of Law and Order is attached. No action was taken by that date. Staff are requesting that the City demolish this structure and place a tax bill against the property as needed.

This property is located within the City's Central Strategic Planning Neighborhood. Staff have received numerous contacts from an adjoining neighbor concerned with how this property is negatively affecting the value of the home she owns.

The subject property is within a one-mile radius of the Mizzou campus and is therefore subject to ordinance number 22823, approved May 16, 2016 and establishing a delay on demolition permits until December 1, 2016. Staff respectfully requests that demolition be allowed to proceed without further delay based on the exception criteria in Section 4 of the ordinance (dangerous building).

Fiscal Impact

Short-Term Impact: Staff have received a bid for demolition from SPE, Inc. in the amount of \$12,088. In addition, there will be a cost to repair the sewer tap as well as administer the process for demolition. Staff is requesting to tax bill all costs to the property.

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



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
none	none

Suggested Council Action

Approval of the resolution.