



Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: October 7, 2024

Re: Resolution authorizing the demolition of dilapidated structure located at 21 Pendleton 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 21 Pendleton 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

The home at 21 Pendleton Street suffered a structure fire on February 7, 2021, that resulted in significant damage. The property has been vacant since that time and the utilities were turned off on March 3, 2021. On March 25, 2022, the City's Building Regulations Supervisor signed a Notice of Violation letter declaring the structure a public nuisance. The Notice was sent to the owner of the property and other interested parties that set forth the violations and a deadline to come into compliance.

With no compliance action taken, an administrative hearing was held on May 17, 2024. On July 9, 2024, the Director of Housing & Neighborhood Services issued their Findings of Fact and Conclusions of Law and Order determining the home located at 21 Pendleton Street to be a public nuisance and detrimental to the health, safety or welfare of the residents of the City and ordering the nuisance be abated by demolition. The demolition was required to be commenced within 30 days of the of the mailing of the order and completed within 60 days. The 60-day completion deadline was September 9, 2024; 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.

The Director of Housing & Neighborhood Services 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 provides that the City Council shall consider the certified facts of the Director of Housing & Neighborhood Services 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.



Fiscal Impact

Short-Term Impact: A bid for demolition of the structure has been received from the City's contractor in the amount of \$12,625.12.

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

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Safe Community, 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.