



Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: April 17, 2017

Re: Public Hearing - House Demolition at 1104 Worley Street and 1105 Again Street

Executive Summary

Public Hearing for the demolition of houses located at 1104 Worley Street and 1105 Again Street. These houses were purchased in 2016 with the intent to demolish them in order to help address storm water and sanitary sewer issues in the area.

Discussion

The houses at 1104 Worley and 1105 Again have both experienced flooding problems in the past in addition to sanitary sewer backups in wet weather. The houses were constructed in a way which makes it very difficult to maintain and/or replace the sanitary sewer and storm drainage systems through the area. The Again Street house was built over the sanitary sewer main making it very difficult to maintain the pipe, and the Worley Street house is so close to the neighboring home that it is very difficult and hazardous to install an appropriately sized storm drain between them. These house removals will provide a necessary corridor to make improvements to the sanitary and storm drainage systems in the future. In conjunction with the house demolition, the curb in front of 1104 Worley will be reconstructed to improve stormwater management. Additionally, the yard areas will be graded to manage the stormwater overflow away from the adjacent houses.

An interested-parties meeting was held on January 12, 2017. Eight households closest to the proposed demolition were invited; four people attended. Since then staff have spoken with one of the property owners who was absent from the meeting. All seemed supportive of the project. The primary concern of the attendees was floor drain backups, and staff will look into ways, in addition to inflow and infiltration reduction, to reduce the incidence of backups while this work is being done.

This project is funded by the Storm Water and Sanitary Sewer Utilities. The demolition and grading work will be completed with existing term and supply contracts available through the Purchasing Division.

In addition to the house demolition, the Public Works Department is proposing to construct a bus shelter on the 1104 Worley property. A public hearing for the bus shelter locations was held on October 19, 2015. At that time one of the locations proposed for a bus shelter was on the south side of Worley Street, just west of West Boulevard. This location was chosen due to its proximity to the Health Department. The property owner at this location is unwilling to grant an easement for the bus shelter; therefore, it is proposed to move the bus shelter location farther west along the south side of Worley Street to the City property. This bus shelter location was presented at the January 12, 2017 interested parties meeting. This



location will still allow bus riders close access to the Health Department. A crosswalk is also proposed to be constructed at this location. Attached is an exhibit showing the proposed layout of the bus shelter and crosswalk.

Fiscal Impact

Short-Term Impact: The estimate to demolish the houses and grade the areas to reduce stormwater flooding is \$102,000 and funding will come from the Storm Water and Sanitary Sewer Utilities.

Long-Term Impact: Removal of the houses will reduce the cost of necessary, future stormwater and sanitary sewer infrastructure work through the area.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Health, Social Services & Affordable Housing, Secondary Impact: Environment, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Public Safety, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Environmental Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
03/20/2017	Setting a Public Hearing for April 17, 2017 for demolition of structures at 1105 Again Street and 1104 Worley Street.
07/05/2015	City Council authorized the purchase of 1105 Again Street.
10/17/2015	City Council authorized the purchase of 1104 Worley Street.

Suggested Council Action

Following public input and Council discussion, Council should direct staff to proceed with the project.