City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Housing & Neighborhood Services
To: City Council
From: City Manager & Staff
Council Meeting Date: December 2, 2024
Re: SUPPLEMENTAL MEMO - Resolution authorizing the demolition of dilapidated structure located at 21 Pendleton Street; and authorizing a special tax bill against the property

Executive Summary

On October 7, 2024, a quit-claim deed was recorded in the land records of Boone County transferring all interest in the property at 21 Pendleton Street held by Paul Green and Leonard Green (as heirs of Fannie Holmes) to Arthur Rainey. On October 9, 2024, Mr. Rainey applied for and subsequently obtained a building permit to perform residential alterations on the structure at 21 Pendleton Street. Based on staff observations, work has begun on cleaning out the house and disposing of the contents in a dumpster. At this time, staff recommends this item be withdrawn from the Council's agenda to give Mr. Rainey the opportunity to bring the property into compliance. The public nuisance structure case for this property will remain active and will require the property to be in compliance by April 7, 2025.

Discussion

This item came before City Council on October 7, 2024 requesting that the City Council authorize demolition of the structure at 21 Pendleton Street and assessment of the costs of performance, including administrative costs, to the property owner. The background for this property nuisance case can be found in the October 7, 2024 Council Memo. Also on October 7, 2024, a quit-claim deed was recorded in the land records of Boone County (and delivered to the Housing and Neighborhood Services Department) transferring all interest in the property at 21 Pendleton Street held by Paul Green and Leonard Green (as heirs of Fannie Holmes) to Arthur Rainey. At the October 7, 2024 City Council Meeting, staff requested that the Council table the item to December 2, 2024 to talk with Mr. Rainey about bringing the property into compliance.

On October 9, 2024, Mr. Rainey applied for and subsequently obtained a building permit to perform residential alterations on the structure at 21 Pendleton Street. Based on staff observations, work has begun on cleaning out the house and disposing of the contents in a dumpster. The public nuisance structure case for this property will remain active and Mr. Rainey has been issued a Notice of Violation stating that work on the property shall proceed continuously and the property shall be in compliance by April 7, 2025. At this time, staff recommends this item be withdrawn from the Council's agenda to give Mr. Rainey the opportunity to bring the property into compliance. If compliance is not achieved by the April 7, 2025 deadline, or work does not continually progress in a manner that would allow this deadline to be met, staff will move forward with enforcement pursuant to Chapter 6, Article VII, Section 107, Demolition or Repair of Structures Constituting a Public Nuisance.

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

Withdrawal of the resolution from City Council agenda.