



Legislation Text

File #: Resolution 49-2019, **Version:** 1

Agenda Date: 10/01/2019

Subject:

PUBLIC HEARING - Resolution 49-2019: Authorizing the filing of a lien on 7874 S. Windermere Circle Littleton, CO 80120

Prepared by: Jennifer Henniger, Community Development Director
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PURPOSE:

Does city council confirm the cost report for the city abatement (demolition) of the 7874 S. Windermere Circle property, and approve filing a lien for the recovery of costs?

PRESENTATIONS:

Staff Presenter(s): Jennifer Henniger, Community Development Director

Additional Presenter(s): N/A

SUMMARY:

City code requires a public hearing by the council to take testimony for any objections to the proposed filing of the lien and together with the attached report (attachment 2), make a determination on whether or not to proceed with a lien.

In April of 2012, this single-family residential structure was inspected and posted as unfit for habitation and ordered vacated due to unsanitary, filthy, dilapidated and unsafe conditions, the owner failed to take the required action to bring the property into compliance. The City received complaints on the increasingly dilapidated condition of the abandoned dwelling and lack of maintenance of the yard; the property was a public nuisance.

On March 19, 2019, there was a fire that caused extensive damage to the house and it was posted as a dangerous structure under the 1997 Uniform Code for the Abatement of Dangerous Buildings. The notice of demolition was issued on March 29, 2019, with a thirty day compliance date; no action was taken by the owner or interested parties. The city started the demolition project on May 31, 2019 and the final abatement work at the property was on August 15, 2019. The total cost for the demolition project was \$31,276.00. The lien will be the actual project costs plus administrative costs, to be determined.

PRIOR ACTIONS OR DISCUSSIONS:

City abatement action costs are typically recovered by the finance department through lien or filing with a debt collection agency. This abatement action was under the 1997 Uniform Code for the Abatement of Dangerous Buildings and Chapter 9 of the code requires this hearing process in order to recover costs.

ANALYSIS:

Staff Analysis

This request is for the city to recover costs of a necessary city abatement that was required under city code. In order for the city to be able to continue with city abatement actions, costs must be recovered.

Council Goal, Objective, and/or Guiding Principle

This request is in line with Council Goal #2- Financial Sustainability.

Fiscal Impacts

The recovery of costs in the amount of \$31,276.66, plus administrative costs.

Alternatives

STAFF RECOMMENDATION:

1. Approve the cost report and lien in order for the city to recover abatement costs
2. Not approve and the city does not recover the abatement costs which would limit funds for future abatement

PROPOSED MOTION:

I move to approve the resolution confirming the cost report for city abatement of a dangerous structure (demolition) and authorizing staff to file a lien against the property located at 7874 S. Windermere Cir Littleton Colorado 80120.