

To: Finance Committee

From: Rich Olson, City Manager

Stanley E. Ward, Director of Inspections

Date: February 19, 2013

Re: Consideration – Condemnation of Various Properties

BACKGROUND:

One of the major recommendations of the Mayor's Energy Efficiency Task Force was to improve the housing stock in Elizabeth City. One way to do this is to be more proactive in addressing substandard structures. The City Council earmarked \$36,000 for the processing of condemnation cases. City staff has identified six homes to be condemned because of their dilapidated state. To date, the City has not condemned any structures; but is following City Code and will have several structures to recommend within the next three months.

ANALYSIS:

Consideration is requested regarding the condemnation and demolition of the structures located on the properties listed below. The lowest bid, excluding landfill tipping fees, is included for each property. After demolition, the City will bill the owners for all expenses incurred, including but not limited to any accrued interest after the initial billing.

- 1. 912 Hunter Street One story single family dwelling \$1,128
- 2. 1023 Hunter Street Two story single family dwelling \$2,475
- 3. 1318 Moore Street One story single family dwelling \$1,150
- 4. 1320 Moore Street One story single family dwelling \$1,149
- 5. 502 Brite Avenue Two story single family dwelling \$2,425
- 6. 405 N. Martin Luther King Drive -Two story single family dwelling \$2,400

All of these structures:

- a. Are vacant, in various stages of disrepair, substandard, deteriorated and dilapidated;
- b. Impose a potential safety hazard to the public;
- c. Degrade surrounding property values;
- d. Have had a title search performed by the City Attorney;
- e. The owners have been personally notified by certified mail and/or newspaper advertisement of the on-going condemnation proceedings;
- f. No visible effort has been made to bring the properties into compliance;
- g. The Purchasing Agent solicited and received seven (7) bids;
- h. The properties remain in violation of City and State Building Codes.

The total amount staff is requesting to tear these structures down is \$10,727. Staff anticipates tipping fees will cost the City an additional \$10,000.

STAFF RECOMMENDATION:

By motion, recommend that the City Council adopt the attached ordinances declaring the structures at 912 Hunter Street, 1023 Hunter Street, 1318 Moore Street, 1320 Moore Street, 502 Brite Avenue and 405 N. Martin Luther King Drive condemned and authorize demolition of same.

RCO/vdw

	ORDINANCE NO		
	AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REPAIR OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED UNTIL REPAIRED, OR THAT THE STRUCTURE BE DEMOLISHED.		
	WHEREAS, the City Council of the City of Elizabeth City finds that the property described herein is unfit for human habitation under the local and state codes, and that all of the provisions of said codes have been met as a condition of the adoption of this Ordinance; and		
	WHEREAS, said structure should be repaired to meet the requirements of the Code or demolished as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and		
	WHEREAS, the owners of said structure has been given a reasonable opportunity to bring the premises up to the standards of the subject codes in accordance and pursuant to an order issued by the Building Inspector on November 5, 2012; and the owner has failed to comply with said order;		
	NOW, THEREFORE, be it ordained by the City Council of the City of Elizabeth City that:		
Section 1. The Building Inspector is hereby directed to post on the building at 912 Hunter Streesign containing the legend:			
	"This building is unfit for human habitation; the use or occupancy of this building for human habitation is prohibited and unlawful."		
	Section 2. The Building Inspector is hereby authorized and directed to proceed to repair of demolish the above-described structure in accordance with his order to the owner thereof date November 5, 2012 and after abatement, then charge the property owners for all expenses incurred including any accrued interest after the initial billing.		
	Section 3. It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy of to permit the occupancy of any building herein declared to be unfit for human habitation.		
	Section 4. This Ordinance shall become effective upon its adoption.		
	Adopted this 25th day of February 2013.		
	Joseph Peel		
	Mayor, City of Elizabeth City		
	ATTEST:		

Dianne Pierce-Tamplen, MMC City Clerk		
ATTEST:		
	Mayor, City of Elizabeth City	
	Joseph Peel	
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Section 3. It shall be unlawful for any person to placard from any building to which it is affixed. It is to occupy or to permit the occupancy of any building habitation.	to remove or cause to be removed said hall likewise be unlawful for any persoring herein declared to be unfit for human	1
Section 2. The Building Inspector is hereby authorized and directed to proceed to repair or demolish the above-described structure in accordance with his order to the owner thereof dated December 5 , 2012 and after abatement, then charge the property owners for all expenses incurred, including any accrued interest after the initial billing.		
"This building is unfit for human habitation for human habitation is prohibited and unlawfu	ul."	
Hunter Street a sign containing the legend:	rected to post on the building at 1023	
NOW, THEREFORE, be it ordained by the City Coun		R
WHEREAS, the owners of said structure has been given premises up to the standards of the subject coorder issued by the Building Inspector on December comply with said order;	des in accordance and pursuant to an e <u>r 5, 2012;</u> and the owner has failed to	
WHEREAS, said structure should be repaired to need to demolished as directed by the Building Inspector, thereon a notice prohibiting use for human habitation	, and should be placarded by placing on; and	
NHEREAS, the City Council of the City of Elizabeth nerein is unfit for human habitation under the local provisions of said codes have been met as a conditional conditions.	al and state codes, and that all of the tion of the adoption of this Ordinance;	
AN ORDINANCE DIRECTING THE BUILDING INSPEC PROPERTY HEREIN DESCRIBED AS UNFIT FOR H THAT A NOTICE BE PLACED THEREON THAT THE S REPAIRED, OR THAT THE STRUCTURE BE DEMOLIS	SAME MAY NOT BE OCCUPIED UNTIL	

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WHEREAS, the City Council of the City of Elizabe unfit for human habitation under the local and s codes have been met as a condition of the adopti	state codes, and that all of the provisions of said	
WHEREAS, said structure should be repaired to a structure by the Building Inspector, and shorthing use for human habitation; and	meet the requirements of the Code or demolished ould be placarded by placing thereon a notice	
promises up to the standards of the subject code	een given a reasonable opportunity to bring the es in accordance and pursuant to an order issued nd the owner has failed to comply with said order;	
NOW, THEREFORE, be it ordained by the City Co	ouncil of the City of Elizabeth City that:	
Section 1. The Building Inspector is hereby direction containing the legend:	ted to post on the building at <u>1318 Moore Street</u> a	
"This building is unfit for human habitation human habitation is prohibited and unla	on; the use or occupancy of this building for wful."	
Section 2. The Building Inspector is hereby authorized and directed to proceed to repart demolish the above-described structure in accordance with his order to the owner thereof of October 30, 2012 and after abatement, then charge the property owners for all expenses incurrently including any accrued interest after the initial billing.		
Section 3. It shall be unlawful for any person to remove or cause to be removed said placar from any building to which it is affixed. It shall likewise be unlawful for any person to occupy to permit the occupancy of any building herein declared to be unfit for human habitation.		
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	Joseph Peel Mayor, City of Elizabeth City	
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WHEREAS, said structure should be repaired to m as directed by the Building Inspector, and shou prohibiting use for human habitation; and	eet the requirements of the Code or demolished uld be placarded by placing thereon a notice	
WHEREAS, the owners of said structure has been premises up to the standards of the subject codes by the Building Inspector on October 30, 2012; and	in accordance and pursuant to all older issued	
NOW, THEREFORE, be it ordained by the City Cou	ncil of the City of Elizabeth City that:	
Section 1. The Building Inspector is hereby directed to post on the building at 1320 Moore Street a sign containing the legend:		
"This building is unfit for human habitation human habitation is prohibited and unlaw	n; the use or occupancy of this building for ful."	
Section 2. The Building Inspector is hereby authorized and directed to proceed to repair or demolish the above-described structure in accordance with his order to the owner thereof dated October 30, 2012 and after abatement, then charge the property owners for all expenses incurred including any accrued interest after the initial billing.		
Section 3. It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy of to permit the occupancy of any building herein declared to be unfit for human habitation.		
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WHEREAS, the owners of said structure has bee premises up to the standards of the subject codes by the Building Inspector on October 10, 2012; and	in accordance and pursualli to all older issued	
NOW, THEREFORE, be it ordained by the City Cou	ncil of the City of Elizabeth City that:	
Section 1. The Building Inspector is hereby Avenue a sign containing the legend:	directed to post on the building at 502 Brite	
"This building is unfit for human habitation human habitation is prohibited and unlaw	; the use or occupancy of this building for ful."	
Section 2. The Building Inspector is hereby authorized and directed to proceed to repair of demolish the above-described structure in accordance with his order to the owner thereof date October10, 2012 and after abatement, then charge the property owners for all expenses incurred including any accrued interest after the initial billing.		
Section 3. It shall be unlawful for any person from any building to which it is affixed. It shall lit to permit the occupancy of any building herein decomposed in the section of the sect	to remove or cause to be removed said placard kewise be unlawful for any person to occupy of clared to be unfit for human habitation.	
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	WHEREAS, said structure should be repaired to meet the requirements of the Code or demolished as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and	
	WHEREAS, the owners of said structure has been given a reasonable opportunity to bring the premises up to the standards of the subject codes in accordance and pursuant to an order issued by the Building Inspector on <u>November 2, 2012;</u> and the owner has failed to comply with said order;	
	NOW, THEREFORE, be it ordained by the City Council of the City of Elizabeth City that:	
	Section 1. The Building Inspector is hereby directed to post on the building at 405 N. Martin Luther King Drive a sign containing the legend:	
	"This building is unfit for human habitation; the use or occupancy of this building for human habitation is prohibited and unlawful."	
Section 2. The Building Inspector is hereby authorized and directed to proceed to repai demolish the above-described structure in accordance with his order to the owner thereof da November 2, 2012 and after abatement, then charge the property owners for all expenses incur including any accrued interest after the initial billing. Section 3. It shall be unlawful for any person to remove or cause to be removed said place from any building to which it is affixed. It shall likewise be unlawful for any person to occup to permit the occupancy of any building herein declared to be unfit for human habitation.		
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