



MEMORANDUM

To: Mayor and Members of the City Council
From: Rich Olson, City Manager
Date: September 22, 2016
Re: Consideration – Condemnations and Demolitions

BACKGROUND:

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

1. 1312 Southern Avenue – two story, single family dwelling \$1,894;
2. 611 Maple Street – two story, single family dwelling \$3,800;
3. 212 W. Beechwood Avenue – two story, single family dwelling and detached shed \$2,498;
4. 605 W. Church Street – two story, multifamily dwelling and detached garage \$4,742;
5. 302 E. Cypress Street – two story, residential dwelling and detached garage \$2,879; and
6. 304 E. Broad Street – two story, single family dwelling \$3,800. (**NOTE:** The City obtained ownership of this property as a result of tax foreclosure actions by Pasquotank County.)

ANALYSIS:

All of these structures are:

- a. Vacant, in various stages of disrepair, substandard, deteriorated and/or dilapidated.
- b. The structures could impose a potential safety hazard to the public and liability for the City.
- c. Degrade surrounding property values.
- d. Title searches are being performed by the City Attorney.
- e. The property owners have either been personally contacted by staff, by certified mail and/or by legal 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 bids from numerous demolition contractors to perform the actual abatement.
- h. The properties remain in violation of City and State Building Codes.

Pictures of the structures are provided on the following pages.

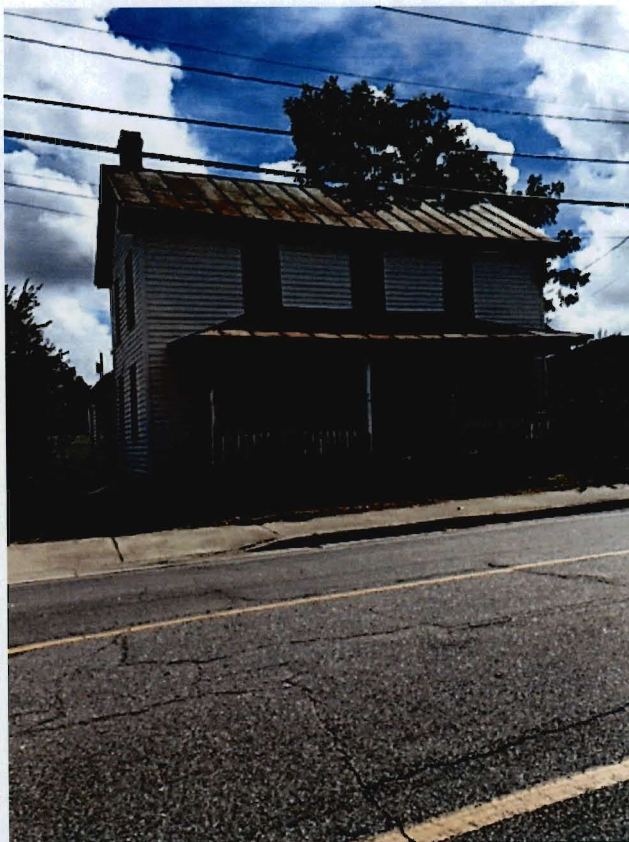
FINANCIAL:

The Finance Committee discussed this matter during their meeting of September 22, 2016. Upon motion by Mayor Peel, seconded by Councilman Donnelly, the committee unanimously recommended approval by the City Council.

STAFF RECOMMENDATION:

By motion, adopt the attached ordinances declaring the applicable structures at 1312 Southern Avenue, 611 Maple Street, 212 Beechwood Avenue, 605 W. Church Street, 302 E. Cypress Street and 304 E. Broad Street condemned and authorize demolition of same.

SW/vdw



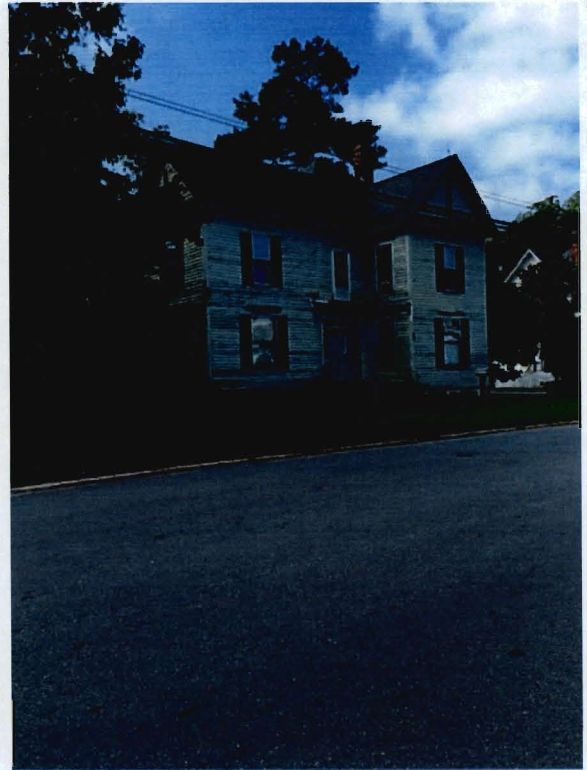
1312 Southern Avenue



304 E. Broad Street



302 E. Cypress Street



605 W. Church Street



611 Maple Street



212 W. Beechwood

ORDINANCE NO. _____

AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REPAIR OR DEMOLISH THE BUILDING 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 September 9, 2015; 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 house at 1312 Southern Avenue (Map 56, Block B, Parcel #10, and Tax I.D. 892313044784) 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 repair or demolish the above-described structure in accordance with his order to the owner thereof dated September 9, 2015 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 or to permit the occupancy of any building herein declared to be unfit for human habitation.

Section 4. This Ordinance shall become effective upon receipt of acceptable Title Search by the City Attorney.

Adopted this 26th day of September 2016.

Joseph Peel
Mayor, City of Elizabeth City

ATTEST:

Vivian White, City Clerk

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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 December 23, 2015; 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 house at 611 Maple Street (Map 43, Block D, Parcel #567, and Tax I.D. 891419603644) 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 repair or demolish the above-described structure in accordance with his order to the owner thereof dated December 23, 2015 and after abatement, then charge the property owners for all expenses incurred, including any accrued interest after the initial billing.

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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 April 17, 2016; 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 house at 212 Beechwood Avenue (Map P122A, Block A, Parcel #197,198 and Tax I.D. 891319713651) 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 repair or demolish the above-described structure in accordance with his order to the owner thereof dated April 17, 2016 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 or to permit the occupancy of any building herein declared 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 March 6, 2016; 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 house at 605 W. Church Street (Map 47, Block D, Parcel #1 and Tax I.D. 891307692062) 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 repair or demolish the above-described structure in accordance with his order to the owner thereof dated March 6, 2016 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 or to permit the occupancy of any building herein declared 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 July 10, 2016; 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 house at 302 E. Cypress Street (Map 11, Block G, Parcel #11 and Tax I.D. 891420910459) 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 repair or demolish the above-described structure in accordance with his order to the owner thereof dated July 10, 2016 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 or 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 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 April 4, 2016; 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 house at 304 E. Broad Street (Map 10, Block H, Parcel #159 and Tax I.D. 891420927034) 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 repair or demolish the above-described structure in accordance with his order to the owner thereof dated April 4, 2016 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 or to permit the occupancy of any building herein declared to be unfit for human habitation.

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