

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 5-4-15
Item No.: 14.b

Department Approval

V. Paul Butts

City Manager Approval

Sam J. Trueman

Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 2560 Fry Street.**

BACKGROUND

- The subject property is a commercial property which has been vacant for many years.
- The current owner is Morrissey Development Company.
- Current violations include:
 - Building and site in significant disrepair (violations of City Code Sections 407.02.C, 407.02.D, 407.02.J & K, 407.03.H. and 906.05.B, C, & D).
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

Property maintenance through City abatement activities is a key tool to preserving high-quality residential neighborhoods. Both Imagine Roseville 2025 and the City's 2030 Comprehensive Plan support property maintenance as a means by which to achieve neighborhood stability. The Housing section of Imagine Roseville suggests that the City "implement programs to ensure safe and well-maintained properties." In addition, the Land Use chapter (Chapter 3) and the Housing and Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City's efforts to maintain livability of the City's residential neighborhoods with specific policies related to property maintenance and code compliance. Policy 6.1 of Chapter 3 states that the City should promote maintenance and reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to use code-compliance activities as one method to prevent neighborhood decline.

FINANCIAL IMPACTS

City Abatement:

An abatement would encompass the following:

- | | |
|---|--------------------|
| • Remove debris in parking lot: | \$ 500.00 |
| • Remove junk/debris from site (mattress, sign, logs): | \$ 1,000.00 |
| • Cut and remove overgrown brush between building and road: | \$ 2,500.00 |
| • Cut overgrown grass: | \$ 500.00 |
| • Patch, repair, and repaint entire building: | <u>\$15,500.00</u> |

Total: \$20,000.00

29 In the short term, costs of the abatement will be paid out of the Community Development Department
30 budget. The property owner will then be billed for actual and administrative costs. If charges are not
31 paid, staff is to recover costs as specified in Section 407.07B. Costs will be reported to Council
32 following the abatement.

33 **STAFF RECOMMENDATION**

34 Staff recommends that the Council direct Community Development staff to abate the above referenced
35 public nuisance and building maintenance violations at 2560 Fry Street (if the violations are not
36 corrected by June 20, 2015).

37 **REQUESTED COUNCIL ACTION**

38 Direct Community Development staff to abate the public nuisance violations at 2560 Fry Street by
39 hiring general contractors to correct the site violations (if the violations have not been corrected by June
40 20, 2015).

41 The property owner will then be billed for actual and administrative costs. If charges are not paid, staff
42 is to recover costs as specified in Section 407.07B.

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Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2560 Fry Street
B: Photos

2560 Fry St



