

A G E N D A R E P O R T

DATE: March 15, 2005

ITEM Res. 9468, Cost Recovery, N30' of S62' of L8 and L9, B134, GF Original Add.,602 7 St N

INITIATED BY Community Development Department

ACTION REQUESTED Set Public Hearing for April 5, 2005

PREPARED BY Jay Parrott, Building Inspector

REVIEWED & APPROVED BY Mike Rattray, Community Development Director

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RECOMMENDATION:

Staff recommends the City Commission set April 5, 2005, at 7:00 P.M. for a public hearing to assess costs for razing and clean up of the condemned property located at 602 7th Street North, North 30' of South 62' of Lot 8 and Lot 9, Block 134, Great Falls Original Addition, Great Falls, Cascade County, Montana and that the charge shall be assessed against the property.

A public hearing for assessing said costs is mandated by the Official Codes for the City of Great Falls, Nuisance Abatement Code, Chapter 8, Section 8.49.070.

MOTION:

I move a public hearing be set for April 5, 2005, at 7:00 P.M., on Resolution 9468.

SYNOPSIS:

The owner of the property on the North 30' of South 62' of Lot 8 and Lot 9, Block 134, Great Falls Original Addition, Great Falls, Cascade County, Montana, was issued a notice of hearing before the City Commission of Great Falls to appear at 7:00 P.M., April 5, 2005. The hearing is to show cause why the owner of the property should not be held liable for the costs incurred in razing and clean-up of the structure known as 602 7th Street North.

BACKGROUND:

On April 29, 2004, Community Development Department received a letter giving the City permission to enter the property located at 602 7th Street North to inspect for building code violations. On October 22, 2005, the Building Inspector inspected the property and found the structure did not meet the minimum requirements set by the Official City Codes of Great Falls, 2003 International Building Code, 2003 International Existing Code, 2003 International Residential Code and the 2003 International Property Maintenance Code as adopted by reference.

Staff has taken the following action:

| <u>Action</u> | <u>Date</u> |
|---|-------------|
| • Letter received from owner giving the City permission to enter the property | 04-29-04 |
| • Initial inspection of property | 10-22-04 |
| • Sixty-day notice mailed | 10-22-04 |
| • Razing application applied for | 02-09-05 |
| • Razing completed and approval by staff | 02-25-05 |

Cost for cleanup as follows:

| | |
|--|---------------------------|
| Administrative Fee | \$ 200.00 |
| Ownership and encumbrance report by <i>Stewart Title</i> | \$ 110.00 |
| Recording Fees | \$ 12.00 |
| Publishing Legal Ad (TRIBUNE) | \$ 35.00 |
| Razing Fee | \$ 45.00 |
| Demolition & cleanup by <i>Phillips Construction</i> | <u>\$ 3,957.00</u> |
| TOTAL COSTS INCURRED | <u>\$ 4,359.00</u> |

Resolution 9468 would allow staff to assess the razing cost against the property itself.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Commission will hold a public hearing on April 5, 2005, at 7:00 p.m., in the Commission Chamber of the Civic Center for assessing razing and cleanup costs on the following property in the amount set forth:

602 7th Street North \$ 4,359.00

Any person interested or affected by the proposed charge may file written protests or objections, containing the description of the property and the grounds for such protest or objections, with the Clerk's office prior to the time set for the hearing.

BY ORDER OF THE CITY COMMISSION

Carolyn M. Horst, Deputy City Clerk

OFFICE USE ONLY

Publication March 26, 2005,

C Account # 451-7121-572-3599
 Carolyn M. Horst, Deputy City Clerk
 Itemized Account
 Owner: Stephan C Wagner
 802 ½ South Black Street
 Bozeman MT 59715
 Post on Property
 Property File

ITEMIZED ACCOUNT FOR RECOVERY OF ABATEMENT COSTS

The following expenses were incurred during the razing and cleanup of property at North 30' of South 62' Lot 8 and Lot 9, Block 134, Great Falls Original Addition, Great Falls, Montana, more commonly known as 602 7th Street North.

| | |
|--|--------------------|
| Administrative Fee | \$ 200.00 |
| Ownership and encumbrance report by <i>Stewart Title</i> | \$ 110.00 |
| Recording Fee | \$ 12.00 |
| Publishing – Legal Ad | \$ 35.00 |
| Razing Fee | \$ 45.00 |
| Demolition & cleanup by <i>Phillips Construction</i> | <u>\$ 3,957.00</u> |
| TOTAL EXPENSES INCURRED | <u>\$ 4,359.00</u> |