



## REQUEST FOR CITY COUNCIL AGENDA ITEM

Agenda Date Requested: <u>June 24, 2024</u>
Requested By: <u>Curtis Tarver</u>
Department: <u>Planning &amp; Development</u>
<input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>Dangerous Buildings</u>
Account Number:	<u>001-9092-524-6021</u>
Amount Budgeted:	<u>\$200,000</u>
Amount Requested:	<u>0</u>
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

**Exhibits:** Power Point Presentation, Inspection Reports

---

### SUMMARY & RECOMMENDATION

The Dangerous Building Inspection Board is composed of the Chief Building Official (Richard Glass), the Fire Chief (Christopher Pettis), and the Fire Marshal (Clif Meekins), as established by Sec. 82-472 in the Code of Ordinances of the City of La Porte.

The Board has identified fourteen (14) buildings or structures in the City of La Porte that are a public nuisance and hazard, as described in Sec. 82-473 of the City's Code of Ordinances. When the Board determines violations exist under Section 82-473, the building or structure is considered "dangerous or substandard". The buildings or structures at the following locations are considered to be dangerous or substandard:

1. 704 W. Main St. - *\$15,084.22 lien*
2. 2426 S. Broadway St.
3. 531 S. Shady Ln.
4. 110 N. 3<sup>rd</sup> St.
5. 122 S. 16<sup>th</sup> St.
6. 201 Edgewood St.
7. 201 N. 3<sup>rd</sup> St. - *\$599.31 taxes owed.*
8. 203 Bay Oaks Dr.
9. 301 W. Fairmont Pkwy.
10. 3217 Clarksville St. - *\$200.00 lien*
11. 711 W. Adams St.
12. 9314 Spencer Hwy.
13. 9405 Montgomery Ln.
14. 9407 Montgomery Ln.

As of 6/4/2024, three (3) properties have outstanding taxes or liens. 201 Edgewood St., 203 Bay Oaks Dr., 301 W. Fairmont Pkwy., 704 W. Main St., and 711 W. Adams St. have active water accounts, and may be occupied. If the council instructs staff to proceed on those properties, contact will be made with the residents to assist them in finding solutions to prevent possible condemnation.

In accordance with Sec. 82-474 (e) of the City of La Porte Code of Ordinances, “After the inspection provided for in this section has been made, with or without the aid of an expert, the board shall report its conclusion in writing to each of the members of the city council and to the city attorney. Such report shall state the circumstances and the condition of the building upon which such conclusion was based. The report shall be filed in all cases no matter what conclusion is stated by the board.”

Attached are the inspection results for the fourteen (14) properties.

Section 82-475 (a) states that “If the report of the board required by section 82-474 reveals that it is the opinion of a majority of the board that the building is in fact a dangerous building, at a meeting of the city council, council shall cause the city secretary to notify the owner in writing in accord with the provisions of this section.”

Per Section 82-477 of the City of La Porte Code of Ordinances, “Whenever the board finds that a building is a dangerous building, the city council shall conduct a hearing on such finding at its regular meeting place in city hall, at a time which is at least ten days after service or attempted service of notice to the owner in accord with [Section 82-475](#). The council shall hear evidence for and against the conclusions of the board.”

Staff requests that the City Council consider the Board’s findings and authorize staff to notify the owner in writing for buildings determined to be dangerous by the Dangerous Buildings Inspection Board in order to schedule a future public hearing.

---

## STRATEGIC PLAN STRATEGY AND GOAL

**Economic Development. The City of La Porte will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of life. Planning will work to improve the city by removing substandard structures as part of this goal.**

---

---

**ACTION REQUIRED BY CITY COUNCIL**

**The City Council will receive a presentation from the Dangerous Buildings Inspections Board reporting their inspection results on fourteen (14) dangerous/substandard properties located at 704 W. Main St., 2426 S. Broadway, 531 S. Shady Ln., 110 N. 3<sup>rd</sup> St., 122 S. 16<sup>th</sup> St., 201 Edgewood, 201 N. 3<sup>rd</sup> St., 203 Bay Oaks, 301 W. Fairmont Pkwy., 3217 Clarksville, 711 W. Adams St., 9314 Spencer Hwy., 9405 Montgomery, 9407 Montgomery followed by discussion and possible action authorizing staff to notify the owners of those buildings determined by the Dangerous Building Inspections Board to be dangerous. [Curtis Tarver, Deputy Building Official]**

---

**Approved for the City Council meeting agenda**

---

**Corby D. Alexander, City Manager**

---

**Date**