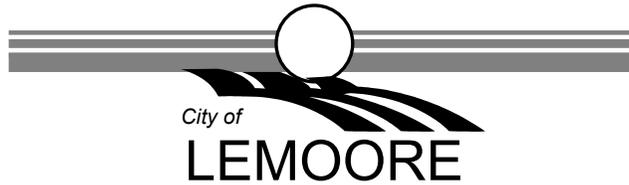


Mayor  
Willard Rodarmel  
Mayor Pro Tem  
John Plourde  
Council Members  
John Gordon  
John Murray  
William Siegel



**Public Works  
Department**

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## Staff Report

Item # 4

**To: Lemoore City Council**  
**From: David Wlaschin, Director of Public Works**  
**Date: October 11, 2011**  
**Subject: Abatement Hearing – Dangerous Properties**

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### **Background**

The Council, at its meeting of September 6, 2011, passed a Resolution declaring properties at 526 Heinlen Street, 130 F Street, 537 E Street, 322 North Lemoore Avenue, 348 Magnolia Avenue, East D Street (023-020-010), South Champion Street (023-150-003) as public nuisances and setting a public hearing. Notices were sent to all respective property owners advising them of the public hearing set for October 18, 2011.

At conclusion of hearing Council may direct owner(s) as to findings and provide 30 days for the completion of the work described in the abatement resolution. If not completed, direct Public Works Director to have Council direction carried out. Upon completion of abatement work, Staff will come back to Council for a hearing to report abatement costs. Once the Council passes a second resolution, liens will then be filed on the property(ies) and forwarded to the Kings County Tax Collector to be placed on the tax rolls to recover abatement costs.

Staff has been contacted by the property owners of 322 North Lemoore Avenue, 130 F Street, 537 E Street and South Champion Street who have stated they will be proceeding with demolition plans. The Fire Department has indicated a desire to use some of the structures for training. The owners are agreeable to this so we will coordinate with both the Fire Department and the property owners.

The remaining properties have the following violations:

### **526 Heinlen Street**

1. Structure requires a foundation.
2. Roof structure is sagging.
3. Electrical service and wiring is inadequate and must be brought up to code.
4. Structure on north side of the building was built without a permit and never approved to be a dwelling.

348 Magnolia Avenue (two story garage structure)

1. Exterior of structure has considerable dry rot on overhangs, intersection of walls and ground.
2. Roof covering is worn and in need of replacement.
3. Entire structure must be structurally brought up to current building, electrical, plumbing and mechanical codes.
4. Structure has been abandoned and is an attractive nuisance.

East D Street (behind Fleet Reserve)

Structure has been totally destroyed by fire and demolition of structure is required.

**Budget Impact**

Demolition costs could run from \$7,000 to \$10,000 per structure and will be paid from the General Fund. Upon passage of a second resolution, liens will be filed on the properties and sent to Kings County Tax Collector to be placed on the tax rolls to recover abatement costs.

**Recommendation:**

It is recommended that Council:

1. Adopt the attached Resolution for the abatement of public nuisances at the above mentioned addresses.
2. Allow 30 days for property owners to carry out Council action.