



City Commission Agenda Memo

From: Mike Whaley

Date: August 20, 2012

Item: Public Hearing: Demo 709 N Ave F (Dangerous Building)

Background

Code Enforcement Department investigated a structure fire at 709 N Ave F also known as Lot 1-2-3-4 Blk 3 Original Town, BB. Photo documents and structure report were obtained. The building was found to be in violation of Code of Ordinances Chapter 150.35 Unsafe/Dangerous Building. CE Dept performed property research indicating owner of said property to be Rosa Castro. Notifications were mailed via certified mail and returned unclaimed. Under advice from City Attorney, notices were posted on said property and structure for an additional thirty days. There has been no response or contact from anyone in regards to said property. This brings us to the hearing tonight in which staff is requesting to demolish the dangerous building and assess a lien on property for the amount of expenses (low bid \$4,200.00) and \$100.00 admin fee per ordinance.

Fiscal Impact

Low Bid = \$4,200.00

Options

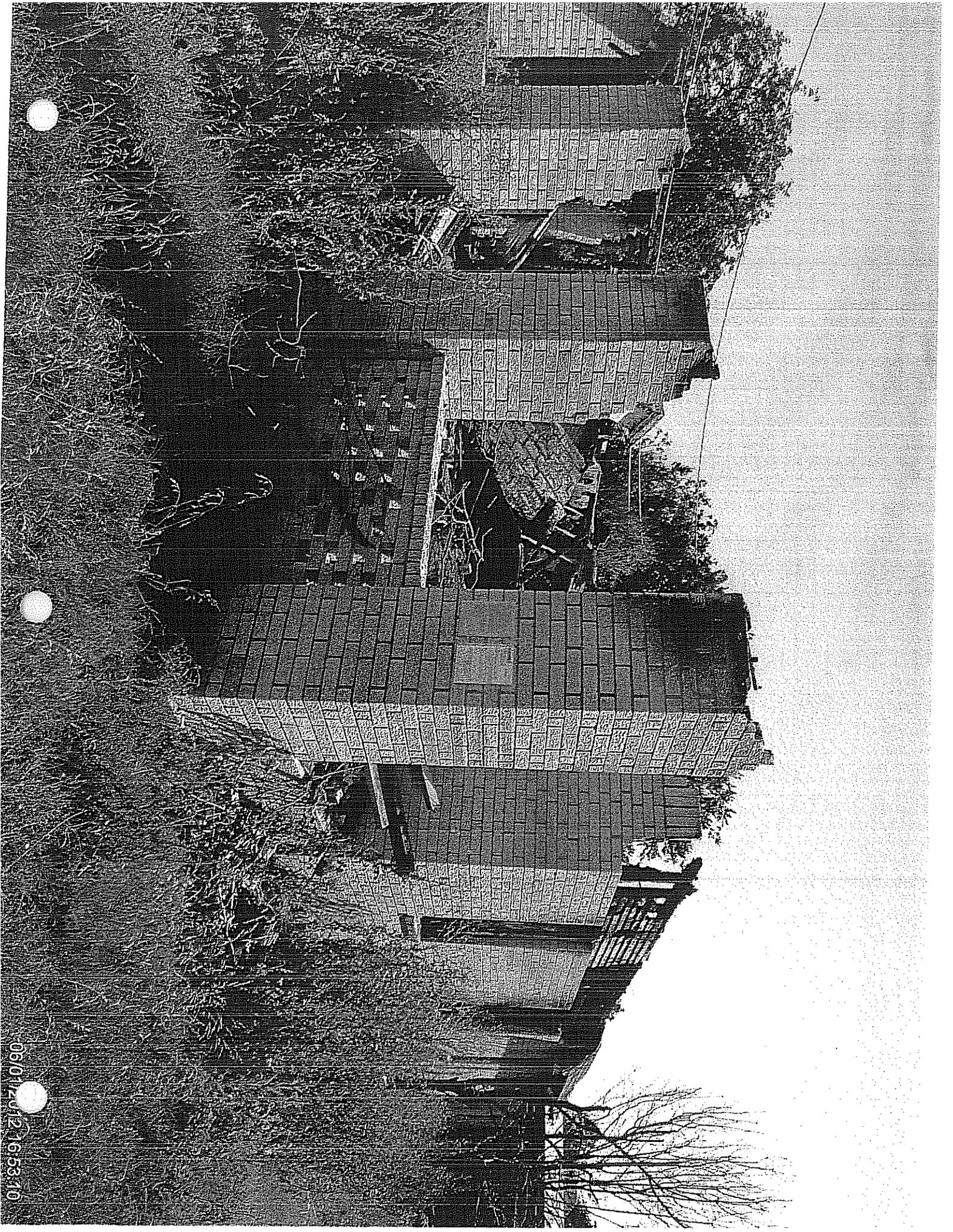
- Approve demo
- Take no action

Staff Recommendation

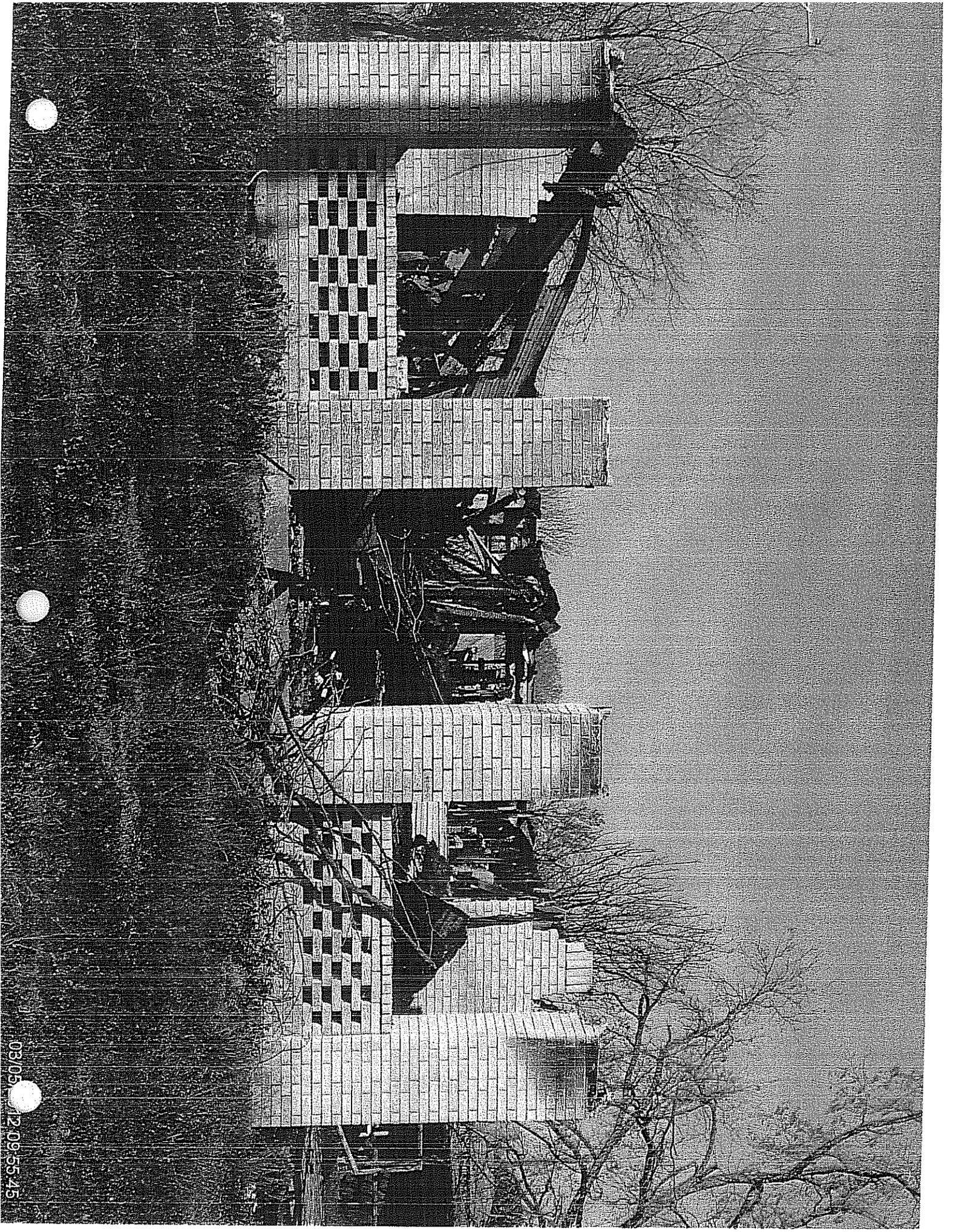
Staff recommends accepting low bid for \$4,500.00 and proceeding with demolition and clean-up.

Attachments

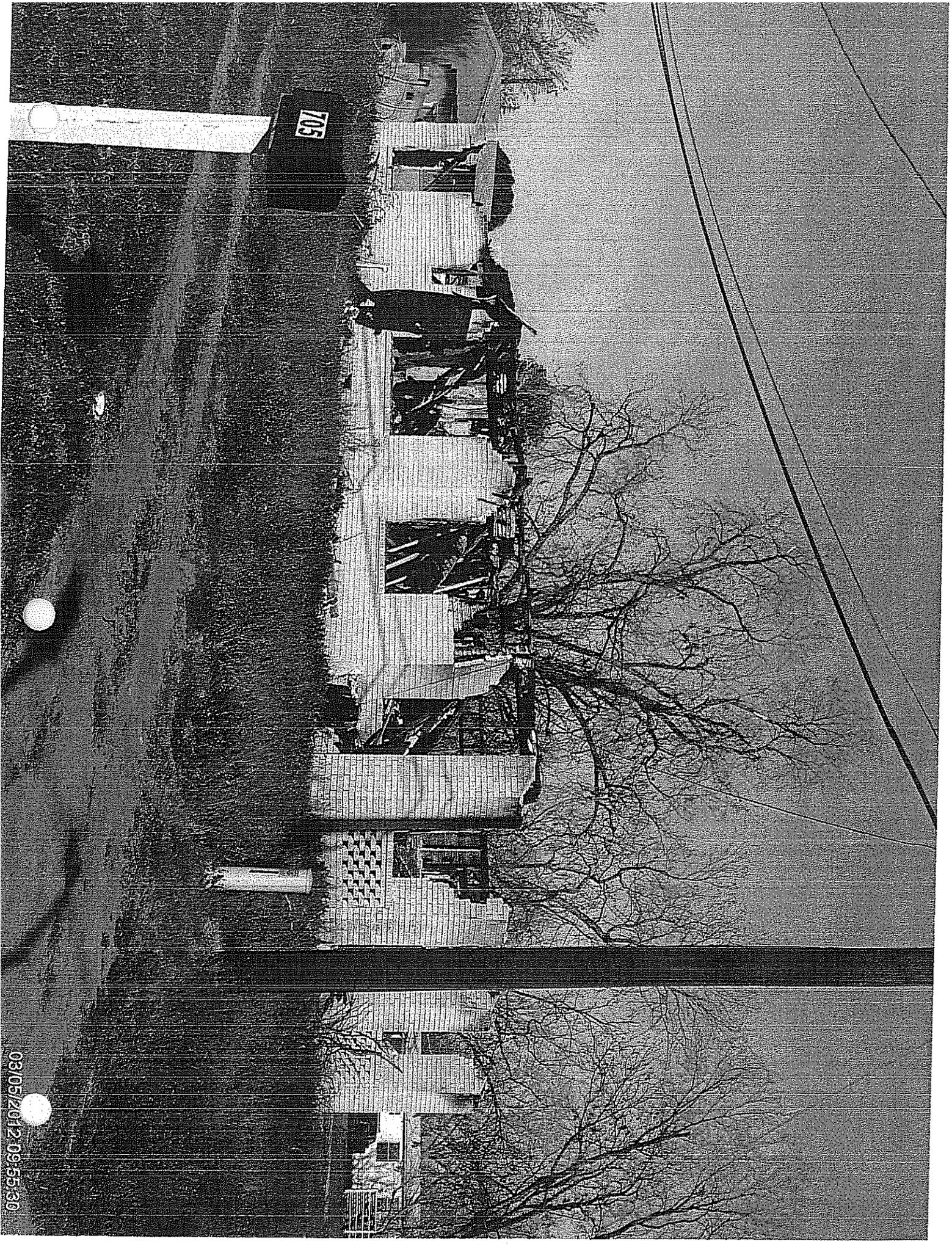
- Photos of structure
- Appraisal sheet
- Aerial view
- Copy of notice



06/01/2012 16:53:10



08/05/12 09:56:45



705

177

03/05/2012 09:55:30

Wichita CAD

Property Search Results > 123137 CASTRO ROSA E for Year 2012

Property

Account

Property ID: 123137 Legal Description: LOT 1-2-3-4 BLK 3 ORIGINAL TOWN, BB
 Geographic ID: 5A010140000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 709 N AVENUE F Mapsco:
 Neighborhood: ORIGINAL TOWN BURK Map ID: 38-62
 Neighborhood CD: 500

Owner

Name: CASTRO ROSA E Owner ID: 235146
 Mailing Address: ADDRESS UNKNOWN % Ownership: 100.000000000000%
 Exemptions:

Values

(+) Improvement Homesite Value: + N/A
 (+) Improvement Non-Homesite Value: + N/A
 (+) Land Homesite Value: + N/A
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value
 (+) Agricultural Market Valuation: + N/A N/A
 (+) Timber Market Valuation: + N/A N/A

 (=) Market Value: = N/A
 (-) Ag or Timber Use Value Reduction: - N/A

 (=) Appraised Value: = N/A
 (-) HS Cap: - N/A

 (=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: CASTRO ROSA E
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	BURKBURNETT CITY	N/A	N/A	N/A	N/A
04	BURKBURNETT ISD	N/A	N/A	N/A	N/A
12	WICHITA COUNTY	N/A	N/A	N/A	N/A
CAD	WICHITA CAD	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A
 Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1: SINGLE FAMILY State Code: A1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DG	DETACHED GARAGE	WW		1930	560.0

Improvement #2: OUTBUILDING State Code: A1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OBS	OUTBUILDING SECOND STRUCTURE	S		1955	1323.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	SINGLE FAMILY	0.6887	29999.77	200.00	150.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$46,503	\$13,200	0	59,703	\$0	\$59,703
2010	\$46,503	\$13,200	0	59,703	\$0	\$59,703
2009	\$51,833	\$13,200	0	65,033	\$0	\$65,033
2008	\$54,496	\$13,200	0	67,696	\$0	\$67,696
2007	\$56,552	\$13,200	0	69,752	\$0	\$69,752
2006	\$48,056	\$5,000	0	53,056	\$0	\$53,056
2005	\$51,814	\$10,000	0	61,814	\$0	\$61,814
2004	\$51,814	\$10,000	0	61,814	\$0	\$61,814
2003	\$51,814	\$10,000	0	61,814	\$0	\$61,814
2002	\$32,550	\$10,000	0	42,550	\$0	\$42,550

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/30/2011 12:00:00 AM	QD	QUIT CLAIM DEED	ROYSE SHARON D	SEWARD EDITH K	3683	407	20541
2	12/30/2011 12:00:00 AM	QD	QUIT CLAIM DEED	SEWARD EDITH K	CASTRO ROSA E	3683	404	20540
3	1/21/2011 12:00:00 AM	WD	WARRANTY DEED	SEWARD EDITH K	ROYSE SHARON D	3577	503	1307

Questions Please Call (940) 322-2435

This year is not certified and ALL values will be represented with "N/A".



SENT VIA
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

MAY 25, 2012

ROSA CASTRO
709 N AVENUE F
BURKBURNETT TX 76354

According to Tax Office records, you are the owner or have interest in the property located at:

LOT 1-2-3-4 BLK 3 ORIGINAL TOWN, BB

Also Known As: 709 N AVENUE F

This property has been inspected by this office and is found to be in violation of 512, Section 150.35 through 150.99 of the Code of Ordinances of the City of Burkburnett. You are required to correct these conditions in accordance with the attached violation reports.

We find this property to be one or more of the following: unsafe, a fire hazard, dangerous to human life and constitutes a hazard to safety by reason of inadequate maintenance, and do hereby declare this property a nuisance.

Please be advised that permits for repair or demolition of the structure must be obtained from the Building Inspection Division, prior to commencement of work or demolition. Repairs must be in conformance to local building codes and all permits must be approved by the Inspections Coordinator or his designee. You are further advised that you have thirty (30) days from the date of this notice to appeal or take corrective actions. In the event you fail or refuse to comply within this specified length of time, a Public Hearing will be scheduled before the City Commission, acting as the Building Commission, at which time you may appear to show just cause why corrective actions have not been taken.

If circumstances prevent corrective action being accomplished within this time frame, please contact the Code Enforcement office. The Code Enforcement Officer may be reached weekdays at 569-2263 between the hours of 8:00-5:00 P.M.

Respectfully,

Rodney Mathews
Code Enforcement Officer



City Commission Agenda Memo

From: Mike Whaley

Date: August 20, 2012

Item: Drinking Water Quality Report (Consumer Confidence Report)

Background

The Drinking Water Quality Report (Consumer Confidence Report) is an annual report published by the City to inform our citizens of the most current information regarding the quality of our drinking water. The water analysis is made up of sampling results conducted by a sampling agency and tested by a lab which is contracted and selected by TCEQ. Depending on the classification of the contaminate being tested, samples are taken monthly, quarterly, annually, biannually, and triennially. The template for the report is also prepared by TCEQ. Only contaminants which are detected are required to be published on the report. (Refer to the report for details)

Fiscal Impact

N/A

Options

N/A

Staff Recommendation

N/A

Attachments

Copy of CCR

*available on website



City Commission Agenda Memo

From: Janelle Dolan, City Clerk

Date: August 20, 2012

Item: Ordinance Number 821.

Background

Ordinance Number 821 is approving a supplement to the City of Burkburnett Municipal Code of Ordinances.

2012 S-22 supplement contains ordinances that have been passed and approved by the Board of Commissioners through May, 2012.

American Legal Publishing Company has provided the Codification of Ordinances services since 1998. They also provide a CD to update the www.burkburnett.org website.

Fiscal Impact

Approximately \$2000.00 per year for each update.

Options

Approve Ordinance Number 821.

Deny Ordinance Number 821.

Staff Recommendation

Approval of Ordinance Number 821.

Attachments

Ordinance Number 821.

ORDINANCE NUMBER 821

AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES FOR THE CITY OF BURKBURNETT, TEXAS.

WHEREAS, American Legal Publishing Corporation of Cincinnati, Ohio, has completed the 2012 S-22 (through May, 2012) supplement to the Code of Ordinances of the City of Burkburnett, which supplement contains all ordinances of a general and permanent nature enacted since the prior supplement to the Code of Ordinances of the City of Burkburnett, Texas; and

WHEREAS, American Legal Publishing Corporation has recommended the revision or addition of certain sections of the Code of Ordinances which are based on or make reference to sections of the State of Texas Code; and

WHEREAS, it is the intent of the Board of Commissioners to accept these updated sections in accordance with the changes of the law of the State of Texas; and.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS:

SECTION 1. That the 2012 S-22 (through May, 2012) supplement to the Code of Ordinances of the City of Burkburnett as submitted by American Legal Publishing Corporation of Cincinnati, Ohio, and as attached hereto, be and the same is hereby adopted by reference as if set out in its entirety.

SECTION 2. That this ordinance shall take effect and be in force from and after its date of passage.

PASSED AND APPROVED this 20th day of August 2012.

Carl Law, Mayor

ATTEST:

Janelle Dolan, City Clerk