



CITY COUNCIL AGENDA ITEM

SUBJECT: Unsafe property demolition (141 Windmill Ridge Road and 1420 West Lagoon Ave.)

STAFF CONTACT: Brandan Franklin, Chief Building Official

COUNCIL MEETING CYCLE: March 3rd COW/March 9th Council

RECOMMENDED COUNCIL ACTION:

Authorize Mayor to enter into contract with demolition company not to exceed \$48,400

BACKGROUND/SUMMARY:

- 141 Windmill Ridge Rd was declared unsafe for occupancy August 15, 2025, and the owner was notified to make all necessary repairs by September 14, 2025. This structure caught fire and was severely damaged on September 14, 2025. Once the fire investigation was completed, the owner was given 45 days to demolish the structure. After consulting with the city attorney and giving the owner additional time to remove the structure, the city received three competitive bids to demolish this structure.
- At the advice of the city attorney, the owner was issued a demolition permit with conditions. Those conditions have not been met. We are requesting authorization to enter into a contract not to exceed \$29,900 for this structure to be demolished and removed from site.
- 1420 West Lagoon Avenue was declared unsafe October 2024. The owner was notified to make repairs or demolish the structure within 45 days of receipt of the notice. The owner began clearing debris and asked for additional time to make repairs. All work has been suspended on this site for a period exceeding six months. We have made several attempts to contact the owner via mail and posting on the site. We have received competitive bids to demolish and remove all debris from this site.
- The city attorney has reviewed this file and agrees the structure should be removed. We are requesting authorization to enter into a contract not to exceed \$18,800 for this structure to be demolished and all debris removed from site.
- This is consistent with the City's goal for providing a safe community.



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- Allowing these structures to remain as is creates a public safety hazard.

RELATED ISSUES:

N/A

PREVIOUS COUNCIL ACTIONS:

This is consistent with previous actions taken by the council to demolish and remove unsafe structures

FINANCIAL IMPACT:

This is not a budgeted item. Invoices will be sent to the owners for payment. Should payment not be received within the allotted time, liens will be placed on the properties.

KEY DATES:

Demolition will begin the week of March 9th if approved.

ATTACHMENTS:

N/A