

PLANNING AND DEVELOPMENT MEMORANDUM
#09-10

April 9, 2009

TO: Honorable Mayor Kathleen M. Novak and City Council Members

FROM: William Simmons, City Manager *WAS*
James Hayes, Director, Planning and Development Department *JH*
Jennifer Wing, Neighborhood Services Officer Supervisor *JW*

SUBJECT: CR-46 / Property Abatement Fee Schedule Adjustment

BACKGROUND INFORMATION

There were 114 abatements performed in 2008. Out of these, 62 were performed by City staff for a total amount of \$17,770.01. The other 52 abatements were completed with contractors for an amount totaling \$29,564.29. The total of all abatement charges for 2008 resulted in \$47,334.30 attached to real property as liens. Through the first three months of 2009, there have been seven abatements done by city staff totaling \$2,579.91 in fees and no abatements have been contracted. The Neighborhood Services Division, with the cooperation of other City departments, has the equipment and personnel to conduct all abatement activities required to bring properties into compliance except for large dead or diseased trees and hazardous waste removal. By the use of City staff and equipment the City pays no upfront contractor fees that must be reclaimed through the lien process. However, the City will still be able to cover the costs of the equipment and personnel used through a lien for the amount due.

On April 2, 2009, staff presented information to the City Council in a study session and responded to questions about the proposal. Staff was requested to provide examples of homes which were abated using contractors and how it may compare to the existing and proposed fee schedule using staff resources for the abatement. Staff was also requested to update the proposed fee schedule to include all of the details about equipment usage, similar to the existing schedule. These items are attached to the memorandum for reference purposes, and staff has updated Exhibit A with the additional detail for City Council consideration. In general, the City Council generally agreed to consider a resolution at their next regular meeting on April 9, 2009.

ADJUSTMENT TO ABATEMENT FEES

The current fees used to calculate the charges for a City-performed abatement were obtained through a form used for many years by the Solid Waste Division of the Public Works Department. This form lists per hour charges for personnel, equipment used, disposal charges, and administrative costs. In prior years, staff has issued an RFP to retain contractors for the abatement services. It was discovered the fees being used to calculate charges for a City-performed abatement are well below what the private sector contractors are charging. This results in an inequity between abatements done by contractors and City staff. In some cases, residents

are allowing City staff to complete the abatements since the charges are less than if they hired a contractor to complete the clean up of their property.

Therefore, staff is requesting an adjustment to the current fees charged for abatements using City staff to alleviate this imbalance and to more closely match the private sector cost of services. The NSO Division currently has a budget of \$50,000 for contracting abatement services and this may be reduced by 80% to \$10,000 by implementing this fee adjustment.

GOALS AND OUTCOMES – Abatement Fees

1. Increase abatement fees to more closely match the charges for services by the private sector.
2. Use City staff to complete most of the abatements in 2009, with the exception of tree removal and/or hazardous waste abatements.
3. Reduce the annual abatement contract budget by 80% to \$10,000 for the NSO Division.

BUDGET/TIME IMPLICATIONS

The 2009 Clean Sweep program is starting April 6, 2009 and other enforcement actions increase in the spring and summer months. There are no current contracts pending for abatement services, and staff intends to complete most of the abatements with existing City staff. Increasing the fees at the next regular Council meeting on April 9, 2009 is necessary to ensure that any fees or liens for abatements reflect the new fee structure. Implementing the new fee structure will also permit the abatement contract budget to be reduced from \$50,000 to \$10,000, a savings of 80%.

STAFF REFERENCE

If Council members have any comments or questions they may contact James Hayes at jhayes@northglenn.org or at 303-450-8937 or Jennifer Wing at jriley@northglenn.org or 303-280-7840

ATTACHMENTS

Examples of property abatements using contractors vs. existing and proposed City-abated fee schedules

CR-46 - Resolution amending the fee schedule for nuisance abatement performed by City of Northglenn personnel

Exhibit A – City of Northglenn Abatement Billing Rates

Pro Property Services LLC

Invoice

**P.O. Box 260727
Lakewood, CO 80226**

Tax ID: 41-2040626

Phone: 303-781-4968

Fax #: 303-256-8807

E-mail: sales@propropservices.com

Bill To:

City of Northglenn
12301 Claude Ct.
Northglenn, CO 80241
Attn: Officer Cordova
Phone:303-280-7846

Date	Invoice #
7/14/2008	14464

Completion D...	Item	Quantity	Description	Rate	Amount
7/11/2008	Landscaping		1402 Leroy Dr. Proceeded to job at 8:00 am with three people, trailer and lawn equipment. Mowed and trimmed grass and weeds from front and back yards and removed all cuttings. Removed all trash from property. Proceeded to next job at 10:45 am. Proceeded to dump at 12:00pm. Finished job at 2:00 pm.	641.25	641.25
7/11/2008	Landscaping		Dump fees	250.00	250.00
Total					\$891.25

PLEASE REFERENCE INVOICE NUMBER(S) ON ALL CHECKS - THANK YOU!

CITY OF NORTHGLENN ABATEMENT BILLING RATES
Current Rate Example



Address: 1402 Leroy Dr.

Case # 08-003969

LABOR RATES:

PERSONNEL:	Base Rate/hr	hours	Total
Regular Hours @	\$30.00	6	180
Overtime Hours @	\$45.00	0	0
Employees			
<small>(Overtime only used after 8 hours in a single day)</small>			
LABOR SUBTOTAL:			180

EQUIPMENT RATES:

Equipment Description	Base Rate/hour	hours	Total
Tandem Axle Dump Truck	\$38.00	0	\$0.00
Single Axle Dump Truck	\$34.00	0	\$0.00
Wheel Loader (4 C.Y.)	\$65.00	0	\$0.00
Wheel Loader (2 C.Y.)	\$50.00	0	\$0.00
Skid Steer Loader	\$28.00	0	\$0.00
Backhoe	\$45.00	0	\$0.00
Bucket Truck	\$40.00	0	\$0.00
Trash Truck	\$80.00	0	\$0.00
Roll-off Truck	\$50.00	0	\$0.00
Street Sweeper	\$60.00	0	\$0.00
Flush/Vac Truck	\$80.00	0	\$0.00
Pickup Truck	\$18.00	3	\$54.00
Lawn mower	\$15.00	3	\$45.00
Weed Trimmer	\$15.00	3	\$45.00
Chain saw	\$15.00	0	\$0.00
Trailer	\$16.00	3	\$48.00
Snow Blower	\$15.00	0	\$0.00
EQUIPMENT SUBTOTAL:			\$192.00

JUNK/DEBRIS DISPOSAL:

Flat Rate/each	Total	
Refrigerator	\$15.00	
Freezer	\$15.00	
Air Conditioner	\$15.00	
Passenger car tire	\$1.00	
Truck Tire	\$5.00	
JUNK/DEBRIS DISPOSAL SUBTOTAL:		\$0.00

ROLL OFF DUMPING:

Flat rate/ton	Total	
Disposal Fee	\$9.49	
<small>(Cost per ton)</small>		
ROLL OFF DUMPING SUBTOTAL:		\$4.75

MISCELLANEOUS SUPPLIES:

MISC. SUPPLIES SUBTOTAL:	Total
	\$0.00

Job Description:

Correction Charge	\$376.75
Inspection Fee	\$18.84
Administrative Cost	\$125.00
Filing Fee	\$12.00

Total Amount Due: \$532.58

CITY OF NORTHGLENN ABATEMENT BILLING RATES
Proposed Rate Example



Address: 1402 Leroy Dr

Case # 08-003969

LABOR RATES: Half Hour Minimum

PERSONNEL:	Base Rate/hr			Total
Regular Hours @	\$33.00	6	3 hrs X 2 employees	198
Employees	Overtime Hours @ \$50.00	0		0
<small>(Overtime only used after 8 hours in a single day)</small>				
LABOR SUBTOTAL:				198

EQUIPMENT RATES: Half Hour Minimum

Equipment Description	Base Rate/hour			Total
Tandem Axle Dump Truck	\$47.50	0		\$0.00
Single Axle Dump Truck	\$42.50	0		\$0.00
Wheel Loader (4 C.Y.)	\$81.25	0		\$0.00
Wheel Loader (2 C.Y.)	\$62.50	0		\$0.00
Skid Steer Loader	\$35.00	0		\$0.00
Backhoe	\$56.25	0		\$0.00
Bucket Truck	\$50.00	0		\$0.00
Trash Truck	\$100.00	0		\$0.00
Roll-off Truck	\$62.50	0		\$0.00
Roll-off Dumpster	\$180.00	0		\$0.00
Street Sweeper	\$75.00	0		\$0.00
Flush/Vac Truck	\$100.00	0		\$0.00
Pickup Truck	\$22.50	3		\$67.50
Lawn mower	\$18.75	3	X 2	\$56.25
Weed Trimmer	\$18.75	3	X 2	\$56.25
Chain saw	\$18.75	0		\$0.00
Trailer	\$20.00	3		\$60.00
Snow Blower	\$18.75	0		\$0.00
Pressure Washer	\$18.75	0		\$0.00
EQUIPMENT SUBTOTAL:				\$240.00

JUNK/DEBRIS DISPOSAL:	Flat Rate/each			Total
Refrigerator	\$15.00	0		\$0.00
Freezer	\$15.00	0		\$0.00
Air Conditioner	\$15.00	0		\$0.00
Passenger car tire	\$1.00	0		\$0.00
Truck Tire	\$5.00	0		\$0.00
JUNK/DEBRIS DISPOSAL SUBTOTAL:				\$0.00

ROLL OFF DUMPING:	Flat rate/ton			Total
Disposal Fee	\$9.83	0.5		\$4.92
<small>(Cost per ton)</small>				
ROLL OFF DUMPING SUBTOTAL:				\$4.92

MISCELLANEOUS SUPPLIES:	Total
MISC. SUPPLIES SUBTOTAL:	\$0.00

Job Description:		
	Correction Charge	\$442.92
	Inspection Fee	\$22.15
	Administrative Cost	\$125.00
	Filing Fee	\$12.00

Total Amount Due: \$602.06

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-46
Series of 2009

Series of 2009

A RESOLUTION AMENDING THE FEE SCHEDULE FOR NUISANCE ABATEMENT PERFORMED BY CITY OF NORTHGLENN PERSONNEL

WHEREAS, the City of Northglenn, as part of its operations related to the Clean Sweep Program and its general operations involving nuisance abatement, is able to use City staff or private contractors to abate nuisance conditions within the City;

WHEREAS, the City is able to charge the reasonable costs incurred in abating such nuisance conditions, and to ultimately recoup such costs through the imposition of a lien on the property upon which the nuisance conditions are abated;

WHEREAS, the City desires to use City staff rather than private contractors on a more frequent basis to more effectively abate the nuisance conditions within the City while at the same time reducing the City's annual budget for such abatements; and

WHEREAS, the City desires to increase the fees charged by the City for the abatement of nuisance conditions to better reflect the charges for such services in the market, which will allow the City to more effectively perform the abatements, and reduce the City's budget for contracting with outside contractors who would otherwise perform the abatements.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council hereby adopts the fee schedule for the abatement of nuisance conditions performed by City staff attached hereto as **Exhibit A**, and incorporated herein by this reference.

DATED at Northglenn, Colorado, this ____ day of _____, 2009.

KATHLEEN M. NOVAK
Mayor

ATTEST:

APPROVED AS TO FORM:

JOHANNA SMALL, CMC
City Clerk

COREY Y. HOFFMANN
City Attorney

EXHIBIT A
CITY OF NORTHGLENN ABATEMENT BILLING RATES



Address: _____

Case # _____

LABOR RATES: Half Hour Minimum

PERSONNEL:	Base Rate/hr		Total
	Regular Hours @	\$33.00	0
Employees	Overtime Hours @	\$50.00	0
	<small>(Overtime only used after 8 hours in a single day)</small>		
LABOR SUBTOTAL:			0

EQUIPMENT RATES: Half Hour Minimum

Equipment Description	Base Rate/hour		Total
Tandem Axle Dump Truck	\$47.50	0	\$0.00
Single Axle Dump Truck	\$42.50	0	\$0.00
Wheel Loader (4 C.Y.)	\$81.25	0	\$0.00
Wheel Loader (2 C.Y.)	\$62.50	0	\$0.00
Skid Steer Loader	\$35.00	0	\$0.00
Backhoe	\$56.25	0	\$0.00
Bucket Truck	\$50.00	0	\$0.00
Trash Truck	\$100.00	0	\$0.00
Roll-off Truck	\$62.50	0	\$0.00
Roll-off Dumpster	\$180.00	0	\$0.00
Street Sweeper	\$75.00	0	\$0.00
Flush/Vac Truck	\$100.00	0	\$0.00
Pickup Truck	\$22.50	0	\$0.00
Lawn mower	\$18.75	0	\$0.00
Weed Trimmer	\$18.75	0	\$0.00
Chain saw	\$18.75	0	\$0.00
Trailer	\$20.00	0	\$0.00
Snow Blower	\$18.75	0	\$0.00
Pressure Washer	\$18.75	0	\$0.00
EQUIPMENT SUBTOTAL:			\$0.00

JUNK/DEBRIS DISPOSAL:	Flat Rate/each		Total
Refrigerator	\$15.00	0	\$0.00
Freezer	\$15.00	0	\$0.00
Air Conditioner	\$15.00	0	\$0.00
Passenger car tire	\$1.00	0	\$0.00
Truck Tire	\$5.00	0	\$0.00
JUNK/DEBRIS DISPOSAL SUBTOTAL:			\$0.00

ROLL OFF DUMPING:	Flat rate/ton		Total
Disposal Fee	\$9.83	0	\$0.00
	<small>(Cost per ton)</small>		
ROLL OFF DUMPING SUBTOTAL:			\$0.00

MISCELLANEOUS SUPPLIES:	Total
MISC. SUPPLIES SUBTOTAL:	\$0.00

Job Description:	Correction Charge	\$0.00
	Inspection Fee	\$0.00
	Administrative Cost	\$125.00
	Filing Fee	\$12.00

Total Amount Due: \$137.00