

# PUBLIC HEARING

## 2021 Special Assessment for Collection of Unpaid Charges from Property Owners

Recommended Motion

City Council adopt a Resolution approving the 2021 Special Assessment



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Community Development Department  
June 8, 2021

# Executive Summary

- Confirm unpaid nuisance abatement charges from 2018-2020 and have the Finance Director collect unpaid charges of \$458,864.31
- Charges resulting from non-compliant owners:
  - Building Division – Building Violations/Work Without Permit
  - Code Enforcement Division – Administrative Order Charges/  
Blighted & Unsafe Properties
  - Fire Prevention Bureau – Unsafe Buildings
  - Risk Management – Board Up Cost Recovery

# Background

In 2013, City Council Approved Adoption of Section 1-49 (recodified as 1-05.39) of the Salinas Municipal Code:

- Authorizes Special Assessment against real property where fines and fees remain outstanding
- Allows recovery of charges not paid within 90 days and/or challenged by a timely appeal

# Discussion

## Pursuant to the requirements of the ordinance:

- Property owners are provided adequate notice:
  - Multiple invoices (mailed to owner & tenant)
  - Unpaid charges letter for today's meeting (60 days prior mailed to owner)
  - Public notice letter for today's meeting (30 days prior mailed to owner)
  - Owners have the option to pay in full by 7/15/2021 avoiding the assessment
- Assessment increased from \$268,712 (205 prop.) to \$458,864 (243 prop.)
  - Resulting charges necessary to recoup fines/costs and deter owners from allowing properties to fall into disrepair or blighted condition again

# Building – Work Without Permit:





# Code Enforcement – Yard Parking:



# Risk Management – Board Up:





# CEQA Consideration

- The City of Salinas has determined that the proposed action is **not a project** as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).



# Strategic Plan Initiative

- Adoption of the proposed Resolution supports City Council's goals:
  - Operational Efficiencies – Ensures penalties are imposed on non-compliant blighted or unsafe properties in order to compel compliance and through the collection of debt in connection with real property.

# Fiscal Impact

- Upon approval of the Resolution:
  - Finance Director provides notice to the tax collector that the Special Assessment should be imposed against each property in the same manner as ordinary municipal taxes
- Adoption of the Resolution in a timely manner is essential to direct the Finance Director to assess the properties in July, and reimbursement will facilitate the closure of the cases.

# Recommendation

- Adopt a resolution approving \$458,864.31 in charges for the 2021 Special Assessment within the City of Salinas, and direct the Finance Director to collect those charges from property owners.