

COMMUNITY DEVELOPMENT DEPARTMENT

M E M O

February 10, 2020

To: Peter Brixius, City Manager
Craig City Council

From: Marlin Eckhoff, Building Official *M.E.*

Subject: 2019 End of the year report, City of Craig.

Valuations:

Valuations are split into three categories, residential, commercial and public. Residential valuations have increased every year since 2015. The residential totals for 2019 are almost \$400,000 more than 2015, 2016, and 2017 combined, this is mainly due to the fact that 5 stick-built homes, and one duplex were permitted in 2019. However, 2018 and 2019 have not had any sizable commercial projects, which has kept the commercial valuations fairly low. There has been several existing buildings remodeled, such as the Barrel Cathedral, the law office just north of the Barrell Cathedral, and others that have received a face lift. I try to keep these valuations fairly low so the permit does not cost them quite as much, hoping to incentivize people to improve some of these older buildings. 2018 had a very high valuation for public buildings, due to the medical office building addition to the existing hospital. The valuation for that one project was \$21,225,000. However, 2019 had very little in the way of public building valuations.

Permits:

The number of permits for the city have also increased every year since 2015. This year had a large jump in plumbing permits due to the state requirements for backflow preventers on commercial and multi-family buildings.

Residential Units:

Residential units increased considerably in 2019, the city had 5 new stick-built homes, 4 manufactured homes, and 1 duplex.

Revenues:

The city's total revenues for 2019 were \$67,065. Expenditures for the city portion of the Building Department were \$67,731.

Inspections:

City inspections increased by 122, mainly due to the additional Backflow Preventer requirements.

Included for your review are comparison reports for 2015 through 2019. The city and county are separated for reference.

Blighted properties:

We began the year with a goal of abating at least 4 blighted properties, 3 stick-built and one mobile home. In total 4 stick-built homes and 3 mobile homes were demolished in 2019. The following is a list of the buildings and the status of each property.

1. **690 Ranney:** Demolished and removed.
2. **829 Colorado:** Demolished and removed.
3. **1346 Yampa Ave:** Demolished, still some debris left to remove.
4. **1350 Yampa Ave:** 2 mobile homes demolished, still some debris left to remove.
5. **1495 Yampa Ave:** Demolished, still some debris left to remove.
6. **1372 Yampa Ave:** Demolished and removed.
7. **660 Tucker St:** We have been unable to contact the owner of this property to gain access for an asbestos inspection.
8. **552 Lincoln St:** The asbestos report has been completed and the asbestos has been removed. Peter and I have met with the owner of this property about removing it, and possible options for the lot. They were unable to complete the demo before winter, we will be requiring them to get it removed come spring.
9. **537 School St:** The asbestos report has been completed, there is 100 sq. ft. of vinyl flooring & 200 + ln. ft. of boiler pipe wrap that will need removed. I have been coordinating with the owner and Fredrickson Contracting to pin down a date for the asbestos abatement. My goal is to get this building removed by April.

Here shortly I will be making a list of targeted properties for 2020. Fortunately, some of the buildings that were going to be on the 2020 list along Yampa Ave were completed in 2019.

We had budgeted \$30,000 for abatement, we spent \$10,805 in 2019.

Valuations		2015	2016	2017	2018	2019
Residential:	City	\$554,425	\$665,246	\$821,174	\$1,013,513	\$2,404,515
	County	NA	NA	\$2,516,414	\$2,341,152	\$1,849,173
Commercial:	City	\$559,466	\$3,740,177	\$2,843,057	\$626,690	\$1,078,032
	County	NA	NA	\$1,653,356	\$584,300	\$1,461,040
Public:	City	\$756,500	\$1,442,948	\$466,930	\$21,253,900 MOB	\$153,000
	County	NA	NA	\$2,890	\$0	\$0
City total:		\$1,870,391	\$5,858,371	\$4,131,161	\$22,894,103	\$3,635,547
County total:				+ \$4,172,660	+ \$2,925,452	+ \$3,310,213
Combined annual total:		\$1,870,391	\$5,858,371	\$8,303,821	\$25,819.555	\$6,945,760

Permits		2015	2016	2017	2018	2019
Res. Building:	City	95	111	86	114	117
	County	NA	NA	35	41	28
Com. Building:	City	21	25	27	22	43
	County	NA	NA	2	5	3
Pub. Building:	City	7	9	12	5	4
	County	NA	NA	1	0	1
Plumbing:	City	25	31	32	50	190 BFP'S
	County	NA	NA	13	12	26
Mechanical:	City	72	102	91	108	108
	County	NA	NA	22	30	24
Mobile Home:	City	8	2	7	5	4
	County	NA	NA	6	3	7
City total:		228	280	255	304	466
County total:				+ 79	+ 91	+ 89
Combined annual total:		228	280	334	395	555

Fees received		2015	2016	2017	2018	2019
Building:	City	\$22,484	\$63,133	\$52,251	\$142,145 MOB	\$43,106
	County	NA	NA	\$35,490	\$30,161	\$27,327
Plumbing:	City	\$1,476	\$1,842	\$2,063	\$3,850	\$7,774 BFP'S
	County	NA	NA	\$1,451	\$1,444	\$1,744
Mechanical:	City	\$3,429	\$4,905	\$4,598	\$6,307	\$5,805
	County	NA	NA	\$1,379	\$1,687	\$1,440
Mobile home:	City	\$1,000	\$325	\$955	\$725	\$655
	County	NA	NA	\$2,052	\$730	\$2,642
Miscellaneous:	City	\$10,400	\$7,930	\$9,650	\$11,295	\$9,725
	County	NA	NA	\$4,839	\$4,600	\$4,640
City total:		\$38,789	\$78,135	\$69,517	\$164,322	\$67,065
County total:				+ \$45,211	+ \$38,622	+ \$37,793
Combined annual total:		\$38,789	\$78,135	\$114,728	\$202,944	\$104,858

Note: Miscellaneous is comprised of Contractor licensing, renewals, testing, septic permits, etc.

Inspections		2015	2016	2017	2018	2019
	City	331	440	447	407	527
	County	NA	NA	228	229	208
Combined annual total:		331	440	675	636	735

New homes		2015	2016	2017	2018	2019
Stick-built:	City	0	0	1	0	5
	County	NA	NA	7	8	6
Modulars:	City	0	1	0	1	0
	County	NA	NA	2	3	1
Mobile home:	City	8	2	7	5	4
	County	NA	NA	6	3	7
Duplex:	City	0	0	0	0	1