



## AGENDA

### Special City Council Meeting

and Successor Agency to the  
Former Redevelopment Agency

**Tuesday, July 20, 2021 – 6:00 pm.**

**Council Chambers**

**746 8<sup>th</sup> Street, Wasco, CA 93280**

[www.cityofwasco.org](http://www.cityofwasco.org)

#### SPECIAL NOTICE REGARDING REMOTE PUBLIC PARTICIPATION DUE TO COVID-19\*

City Hall is now open to the public for business. The City Council Chamber will be open to the public for City Council meetings, still using the following COVID-19 prevention provisions consistent with CDC, CDHP, and CA OSHA guidance; those fully vaccinated against COVID-19 will be excused from some of these protocols. For this reason, the City of Wasco is requesting that you provide us with your COVID-19 vaccination status. For purposes of this inquiry, an individual is considered “fully vaccinated” when it has been at least two weeks since receiving the final dose, as recommended by the manufacturer, of a vaccine that the FDA has authorized for use in the United States, including vaccinations that have been approved pursuant to an Emergency Use Authorization. Please note that you are required to provide accurate information about your vaccination status, or you may decline to provide your vaccination status. Suppose you decline to provide information about your vaccination status; we will assume you are unvaccinated. If not fully vaccinated, you will be required to wear a mask.

The City Council Meeting is now live-streamed on the city’s website:

<https://www.cityofwasco.org/306/city-council-meeting-videos>, subject to technical limitations.

Public comment regarding matters on the agenda may be made in person or via email. If you wish to comment on a specific agenda item, submit your comment via email to [cityclerk@cityofwasco.org](mailto:cityclerk@cityofwasco.org) no later than 4:00 pm July 20, 2021. Please clearly indicate which agenda item number your comment pertains to. If you wish to make a general public comment unrelated to a specific agenda item, submit your comment via email to [cityclerk@cityofwasco.org](mailto:cityclerk@cityofwasco.org) no later than 4:00 pm July 20, 2021.

Every effort will be made to read your comment into the record; however, they are limited to two (2) minutes. If a comment is received after the specific time mentioned above but before the meeting is adjourned, the comment will still be included as a part of the record of the meeting but will not be read into the record.

#### **SPECIAL MEETING – 6:00 pm**

**1) CALL TO ORDER:** Mayor

**2) ROLL CALL:** Mayor Garcia, Mayor Pro Tem Reyna, Council Members: Cortez, Martinez, Pallares

3) **FLAG SALUTE:** Mayor

4) **PUBLIC COMMENTS:**

This portion of the meeting is reserved for persons who wish to address the City Council on any matter on this Special Meeting Agenda. Speakers are limited to two (2) minutes; please state your name for the record before making your comments.

5) **NEW BUSINESS:**

- a. Adopt a Resolution of the City Council of the City of Wasco declaring 930 Broadway (APN 030-350-05), a public nuisance and a threat to public health and safety, ordering the demolition and cleaning of the property pursuant to City of Wasco Municipal Code Chapter 17.80 and Authorizing the City Manager to approve expenditures for demolition and clearing of the property in an amount not to exceed \$20,000 (Cobb)

6) **ADJOURNMENT:**

This is to certify that this agenda was posted at Wasco City Hall on July 19, 2021, on/or before 6:00 pm. The agenda is also available on the City website at [www.cityofwasco.org](http://www.cityofwasco.org)



---

Maria O. Martinez, City Clerk

*All agenda item supporting documentation is available for public review in the city website [www.cityofwasco.org](http://www.cityofwasco.org) and the office of the City Clerk of the City of Wasco, 746 8<sup>th</sup> Street, Wasco, CA 93280 during regular business hours, 7:30 am – 5:00 pm Monday through Thursday and 8–5 pm Friday (closed alternate Friday's), following the posting of the agenda. Any supporting documentation related to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location and available at the meeting. **Please remember to turn off all cell phones, pagers, or electronic devices during Council meetings.***

*The City of Wasco does not discriminate on the basis of disability in the access to, provision of, or employment in its programs and activities pursuant to 29 United States Code Section 12132 and California Civil Code Section 54. Information regarding the rights provided under the Americans with Disabilities Act (ADA) may be obtained from the City Clerk's Office.*

*If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (661) 758-7215 to make reasonable arrangements to ensure accessibility to this meeting. Telephone (661) 758-7215 Requests for assistance should be made at least two (2) days in advance whenever possible.*



## STAFF REPORT City of Wasco

**TO:** Honorable Mayor and Council Members

**FROM:** M. Scott Hurlbert, City Manager  
Tom, F. Schroeter, City Attorney  
Keri Cobb, Community Development Director

**DATE:** July 20, 2021

**SUBJECT:** Adopt a Resolution of the City Council of the City of Wasco declaring 930 Broadway (APN 030-350-05), a public nuisance and a threat to public health and safety, ordering the demolition and cleaning of the property pursuant to City of Wasco Municipal Code Chapter 17.80 and Authorizing the City Manager to approve expenditures for demolition and clearing of the property in an amount not to exceed \$20,000

---

### **Recommendation:**

Staff recommends the City Council adopt a Resolution declaring 930 Broadway (APN 030-350-05), a public nuisance and a threat to public health and safety, ordering the demolition and cleaning of the property pursuant to City of Wasco Municipal Code Chapter 17.80 and authorizing the City Manager to approve expenditures for demolition and clearing of the property in an amount not to exceed \$20,000.

### **Background:**

930 Broadway has a long history of Code violations. The City's Code Compliance Division has been actively involved in compliance issues at this address since at least 2016. Exhibit A of the attached resolution is a history of Code Compliance activity at this property from 2016 through the present.

### **Discussion:**

On July 17, 2021, the Kern County Fire Department was called out to a structure fire at 930 Broadway. The fire resulted in a total loss of the rear structure, significant damage to a metal shed and neighboring fence, and damage to the rear of the main structure. Exhibit B of the attached resolution shows photographs of the resulting damage to this property.

Code Compliance has been working towards abatement of this property for the last year-plus. The project was delayed due to COVID 19 and the Kern County Court shut down and subsequent backlog. Code Compliance Officer Gonzalez had already begun preparing documents to submit a warrant for this abatement.

We received an informal quote of \$20,000 to complete the work prior to the fire over the weekend. Code Compliance believes that we may receive informal bids below the \$10,000 threshold since the fire caused significant damage at the rear of the property, and only clean-up is necessary for this area now.

The City Council approved \$15,000 in the FY 21-22 Code Enforcement budget for abatement costs. Staff is also proposing a budget transfer to add \$5,000 to this amount from the Code lien revenue account to ensure that we have adequate funding to address this issue.

Staff will obtain additional informal quotes for this project, and if we do not receive any quotes below the \$10,000 threshold amount, staff will put the project out for a formal bid. Once we have a contractor secured, Code will submit the required warrant documents and obtain a warrant from the courts. Once we receive the warrant, the City has 14 days to complete the work.

**Fiscal Impact:**

Authorizes the City Manager to make a budget transfer to the Code Compliance Abatement Account from the Code Compliance lien revenue account in the amount of \$5,000 and authorizes the City Manager to approve expenditures for demolition and cleaning of 930 Broadway an amount not to exceed \$20,000.

**Attachments:**

1. Resolution
2. Exhibit A: 930 Broadway Code Compliance History
3. Exhibit B: 930 Broadway Photographs of Property

**RESOLUTION NO. 2021 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WASCO DECLARING 930 BROADWAY (APN 030-350-05) A PUBLIC NUISANCE AND A THREAT TO PUBLIC HEALTH AND SAFETY, ORDERING THE DEMOLITION AND CLEANING OF THE PROPERTY PURSUANT TO CITY OF WASCO MUNICIPAL CODE CHAPTER 17.80 AND AUTHORIZING THE CITY MANAGER TO APPROVE EXPENDITURES FOR DEMOLITION AND CLEARING OF THE PROPERTY IN AN AMOUNT NOT TO EXCEED \$20,000**

**Whereas**, the property at 930 Broadway (APN 030-350-05) has a long history of Code violations and Code Compliance activity as shown in Exhibit A; and

**Whereas**, the condition of the property as shown in Exhibit B can be deemed a public nuisance as defined in the City of Wasco Municipal Code Chapter 17.80.020; and

**Whereas**, pursuant to the evidence presented in the Staff Report and shown in Exhibits A and B attached hereto, the City Council declares 930 Broadway (APN 030-350-05) a public nuisance and a threat to public health and safety and hereby orders demolition and cleaning of the property pursuant to the City of Wasco Municipal Code Chapter 17.80 and subject to securing an abatement warrant.

**Whereas**, The City Council of the City of Wasco hereby authorizes the City Manager to make a budget transfer in the amount of \$5,000 from the Code Compliance lien revenue account to the Code Compliance Abatement account and to approve expenditures for demolition and clearing of the subject property in an amount not to exceed \$20,000.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of the City of Wasco as follows:

**SECTION 1:** That the foregoing recitals and findings are true and correct and are incorporated herein by reference.

**SECTION 2:** That the City of the City of Wasco declares 930 Broadway (APN 030-350-05) a public nuisance and a threat to public health and safety and hereby orders demolition and clening of the property pursuant to the City of Wasco Municipal Code Chapter 17.80.

-o0o-

**I HEREBY CERTIFY** that the foregoing Resolution No. 2021 - \_\_\_\_\_ was passed and adopted by the Council of the City of Wasco at a special meeting thereof held on July 20, 2021, by the following vote:

COUNCIL MEMBERS:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
**ALEXANDRO GARCIA,**  
**MAYOR** of the City of Wasco

**Attest:** \_\_\_\_\_

\_\_\_\_\_  
**MARIA O. MARTINEZ**  
**CITY CLERK** and Ex Officio Clerk of  
the Council of the City of Wasco

## EXHIBIT A

### 930 Broadway Code Compliance History

1. 2015. Property owner at 930 Broadway indicates that he is no longer collecting rent on this property and is letting the property go back to the bank.
2. 06/06/16 1430 hours. [REDACTED] from Children's Protective Services ("CPS") called the City's Code Enforcement ("CE") to inspect possible substandard building violations. CE found that 930 Broadway Apartments A, B, and C had occupants but were without water. Apt. A and C have children living at the residence. [REDACTED] reported she had previously informed the front unit (Apt. A), that the family should be relocated in 30 days, however, they did not comply. The City's Code Compliance Officer Gonzalez explained to the mother that the conditions of the house (no water, infested with roaches, electrical cables running across rooms from lack of outlets working, dilapidated flooring, etc.) were not habitable. [REDACTED] relocated kids to live with the mother's adult son who lives on 16th street in the City. Apt. B connects to Apt. A and CE found a [REDACTED] living there (who mentioned in conversation being there only a couple weeks). I told him that he would need to be relocated elsewhere in the next couple of days due to the substandard building conditions of the property. He mentioned local family in town he could stay with. A 10-year-old female answered Apt. C; [REDACTED] took her information and told her to have her parents call her and that she would return tomorrow. CE learned from previous encounters with same occupants from Apt. A that the property owner stopped showing up to collect rent.
3. 06/07/16 1500 hrs. CE returned and knocked on Apt. A's door, however didn't receive a response. CE posted an uninhabitable limited entry sign on Apt A. CE spoke to [REDACTED] of Apt. B and told him he needed to start looking for a place and that we could get him a ride to Bakersfield Rescue Mission, however he denied the offer. This was the last time we saw [REDACTED] on the property. Occupants of Apt. C showed a deposit slip for a nearby rental and said they're showering and cooking over there, but won't move out until the renovations at the new location are completed, which would be between the 15th and 20th of that month.
4. 06/20/16. CE posted on the property a Notice and Order to Abate substandard building conditions and violations of law by July 1, 2016.
5. 6/24/16 1200 hours. The City's CE Officer Villarreal and I inspected the property. The metal screen door knob in front of the front door was missing the latch to lock it and would not close. Behind the screen, the front door was missing. Blankets appeared in the front windows to cover visibility inside. Clothes and trash were scattered inside the house. CE observed roaches running throughout the house. There was no power or gas on in the house. Buckets of oil, boards, and junk were gathered on the north side setbacks. The back door had no door knob and was open. CE found a female transient laying on a bed near the door. She claimed she had no ID but called herself "Lorie". She apologized and gathered her stuff and stumbled away from the property. CE posted a red tag on the front structure declaring it unsafe for human entry. Apt. C occupants would be relocated by the first of July.
6. 07/02/16. All structures on property are red tagged including detached garage.
7. 07/13/16. CE received a call from Safeguard Properties representative [REDACTED]. She informed CE they will be preserving the property for Bank of America, who has an interest in the property. I reviewed all violations of law and fines with her. She stated they will secure the house structure and maintain any landscape, and the time frame for such would probably be close to the end of the month before they could send someone.



8. 8/15/16. Property has continued to be an attractive nuisance with multiple sightings of people on property and reports of people going in and out of unsecured structures (despite red tags). The front Apt. is completely open to the public and has been destroyed inside. The back Apt. is also open and inside has damage via structures having holes, graffiti, and discarded items. The outside of the property has accumulation of waste including buckets of oil and trash. CE inspected property and made contact with a young male who was standing under the back porch of the back Apt. He said he was just hanging out and we told him to leave given the conditions of the property.
9. 08/18/16. CE posted a Notice of Violations ("NOV") 8/18/16 on property, mailed to current absentee property owner and Safeguard Properties.
10. 09/01/16. CE Officer Gonzalez and I found entry points of the property opened. CE secured structures via board-up. Billing for administrative citations and abatement cost was posted on property and sent via email to Safeguard Properties. Follow up inspections showed lack of maintenance, signs of trespassing, and attractive nuisance. The property continues to have rubbish and junk on site, boards being tampered with and some taken off, and illegal dumping on the abutting half of the alley.
11. 09/14/16. [REDACTED] who was hired by Safeguard Properties called to set up time to secure the property, change locks, cut the grass, and put a door on each unit. CE changed red tag to yellow tag allowing limited entry for work only.
12. 11/29/16. Two neighboring residents (948 Broadway and 1002 9th PL) complained about the property having traffic and squatters inside house. CE sent another email to Safeguard asking for payment on previous fines and to maintain property.
13. 11/29/16 1030 hours. CE inspected property and found the front door locked. Walking around the property we found multiple piles of brush, rubbish, and junk. The east side of the primary structure was covered with green waste trimmings and brush. That same side had an open window. Coming back around to the front, the front door was now opened indicating someone just left the house while CE was walking around it. The second unit had both front and back door open. The back door which was previously boarded up has now been removed. The tin shed garage was open with junk and debris inside and around it. The back gate is dilapidated and unsecured. The inside the front and back house has graffiti on most of the walls. Inside, the Apt. has furniture, bedding and trash/debris. CE re-posted red tag signs on the property. CE started a new case and monitored property.
14. 12/05/16. Started Case # CE16-891 and posted a NOV on property.
15. 12/28/16. Sheriff Deputy followed up on a report at this property regarding a vehicle in the garage and arrested subjects. One arrestee had possession of a controlled substance, drug paraphernalia and burglary tools. The deputy confirm the vehicle was reported stolen. The property continues to be a public nuisance with signs of trespassing, illegal dumping, and visual blight. Attached hereto at Exhibit A is a copy of said report.
16. 01/10/17. Bank sent out contactors to property for bidding process, cleaned up property, however, contractor removed the whole back fence exposing property. The garage was cleaned up, yet had bent and missing framing exposing access into it. A citation was issued and posted on property and emailed to Safeguard Properties.
17. 02/15/17. Oil containers were removed from property and CE boarded-up housing units. Despite multiple conversations with Safeguard Properties about replacing back fence, additional rubbish, and securing of garage, all that still needs to be addressed.
18. 03/09/17. Shed secured and rubbish removed from the property. Fence has not been replaced and no previous fines have been paid.
19. 03/15/17. Started case CE17-169. CE emailed Safeguard Properties to remove all weeds and debris on property, replace alley fence, remove large tree stump in front yard and maintain the property.



20. 04/17/17. CE inspected property and found front yard grass mowed and portion of the property cleaned up. However, tree stump, back yard and alley show visible weeds, and no alley fence. During this month time, a front window was broken.
21. 04/21/17. CE posted administrative citation on property and sent to Safeguard Properties via postal and email.
22. 04/22/17. Fire dispatch called to inspect fire that was presumed to have started in bath/shower of the back unit of the property. The fire exposed entry points to the back unit.
23. 04/27/17. Started CE17-261. CE posted Notice and Order to Abate unsecured property and emailed Safeguard Properties. After, no corrective action or response from Safeguard Properties, CE boarded-up property.
24. 01/22/18. CE started case CE18-27 and sent NOV to Safeguard Properties. Property has been boarded-up over the 6-month allotted time frame. Alley fence panels are frequently stolen, illegal dumping continues to draw negative attention, and overgrown weeds maintain blight at this property. The City wishes for the Bank to obtain a permit to rehabilitate or demolish structures.
25. 04/23/18. Wasco Building Inspector- Marlo Glaser submitted a report detailing the substandard conditions and the uninhabitability of the property. The City recommends demo of property if court receivership is not applicable.
26. 04/25/2018. Safeguard properties indicates that the loan on this property has been charged off by the bank and the loan amount brought to a zero balance. Safeguard Properties will no longer be able to take any action on property preservation / code violations.
27. 05/05/20. Case 20-000124 started and sent Notice to Clean in order to have property boarded and cleaned. 09/10/20 The City completely boarded up the property and all outside debris was removed, including weeds.
28. 6/2018 - 6/2021. The Kern County Sheriff Dept. have had 24 calls for service which included multiple arrests, warnings, and contacts with trespassers. 6/2018 - 6/2021. The Kern County Fire Dept.

EXHIBIT B

930 BROADWAY PHOTOGRAPHS











































