



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: 17

Section Name: {{section.name}}

File ID: {{item.tracking_number}}

TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: Public Works Department
MEETING DATE: April 05, 2021
SUBJECT:
Unpaid Sidewalk Repair Charges for Service – Proposed Property Tax Liens

RECOMMENDATION:

Adopt a Resolution to approve the list of properties with unpaid sidewalk repair costs, and direct staff to forward the list to the County Controller's Office for collection of these unpaid sidewalk repair costs on the property tax rolls.

BACKGROUND:

Each year, the Public Works Department visually assesses a portion of the City's sidewalks to identify potential tripping hazards. In accordance with San Mateo Municipal Code Section 17.24.030, it is the duty of property owners adjacent to a sidewalk to fund and maintain the sidewalk, which includes the elimination of tripping hazards. After the property owner(s) is notified of the hazard, they have 90 days to complete the sidewalk repair.

If the property owner refuses or chooses not to perform the repair, San Mateo Municipal Code Section 17.24.060 authorizes the City to perform the necessary repairs for the property owner. If the property owner fails to reimburse the City for costs of repair within 60 days of completion of the repairs, the City shall place a lien on the adjacent property. The sidewalk repair charges are intended to recover the costs incurred by the City for the repairs performed. The City adopted Municipal Code Section 7.42.050 in 1990 to allow for unpaid sidewalk repair charges to be collected by the San Mateo County Controller on the tax roll in the same manner as the City general taxes.

Recently, Public Works staff was presented with a list of outstanding invoices related to the Sidewalk Repair Program spanning from 2012 to 2019 by the Finance Department and both have been working to resolve the overdue debt. The proposed list of properties identified for the placement of tax liens are included as attachments (Unpaid Sidewalk Repair Charges for the 2013 Sidewalk Repair Program; Unpaid Sidewalk Repair Charges for the 2016 Sidewalk Repair Program; Unpaid Sidewalk Repair Charges for the 2017 Sidewalk Repair Program and Unpaid Sidewalk Repair Charges for the 2019 Sidewalk Repair Program).

The attachments provide the status on unpaid sidewalk repair charges as of March 5, 2021. It is anticipated that payments may be paid in full until the date of the City Council meeting on April 5, 2021. Staff will provide updated attachments at the time of the meeting to ensure the list is as accurate as possible.

BUDGET IMPACT:

The combined tax lien list totals \$14,131. The actual combined amount may change depending on payments made through April 5, 2021.

ENVIRONMENTAL DETERMINATION:

Under section 15378(b) of the CEQA Guidelines, Council action on this item is not a project subject to CEQA because the

collection of tax liens is a fiscal activity which does not involve any commitment to any specific project that may result in a potentially significant impact on the environment.

NOTICE PROVIDED

All meeting noticing requirements were met. Notice of this meeting was provided to the Property Owners listed in the attachments. Property Owners with outstanding balances were previously sent Notices of Non-Payment informing them that the sidewalk repair fees previously billed were due and payable and that their property would appear on the tax lien list if payment was not received.

ATTACHMENTS

Att 1 - Proposed Resolution

Att 2 - Lien list

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