

ORDINANCE NO. 5381

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS FINDING THE REASONABLENESS OF THE COSTS OF DEMOLITION OF A STRUCTURE SITUATED AT 116 N. LYNN AVENUE IN THE CITY OF DENISON TO ABATE A PUBLIC NUISANCE; LEVYING AN ASSESSMENT OF THE COSTS AGAINST THE REAL ESTATE; ASSESSING THE AMOUNT OF THE COSTS FOR SUCH DEMOLITION AS A LIEN AGAINST SUCH REAL PROPERTY; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Denison has caused the public nuisance to be abated by demolition of the subject structure pursuant to a contract for demolition let by the City; and

WHEREAS, the Code of Ordinances of the City provide at Section 13-156 authority for and the procedure for assessing costs and attaching a lien for the reasonable costs associated with the City abating a public nuisance; and

WHEREAS, the City Council, by Resolution No. 4186, has called a public hearing to receive comment on the reasonableness of such charges as they relate to the real property locally known as 116 N. Lynn Avenue, Denison, Grayson County, Texas; and

WHEREAS, the City Council conducted such public hearing on March 3, 2025; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

SECTION 1: That the City Council of the City of Denison, Texas does hereby find and determine that the reasonable costs and expenses associated with the abatement of a dilapidated and unsafe structure locally known as, and situated at 116 N. Lynn Avenue, Denison, Grayson County, Texas and being more particularly described as being WESTCLIFF ADDITION, BLOCK 2, LOT 1, ACRES .2907

Demolition costs:	\$ 8,474.44
TOTAL:	\$ 8,474.44

SECTION 2: That the City Council does hereby levy a special assessment against the real property herein described in the amount of \$8,474.44, such special assessment to be secured by a lien in, on and against such real property. Such lien shall, for all purposes, take priority over all other liens except tax liens and/or paving liens.

SECTION 3: That the City Clerk shall cause a certified copy of such special assessment lien to be filed with the County Clerk in the Deed Records of Grayson County, Texas.

SECTION 4: That such special assessment lien shall bear interest at the rate of ten (10) percent per annum from the date of filing of the same with the County Clerk, and such lien shall be collected in the same manner as other assessment liens are collected under the laws of the state.

SECTION 5: That it is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041, Texas Government Code.

AND IT IS SO ORDERED.

On motion by Mayor Pro Tem Adams, seconded by Council Member Redwine, the above and foregoing ordinance was passed and approved on this the 3rd day of March, 2025, by the following vote:

Ayes: Adams, Courtright, Crawley, Redwine and Thomas

Nays:

Abstentions:

Absent: Thorne and Massey

At regular meeting on March 3, 2025.



ROBERT CRAWLEY, Mayor

ATTEST:



Christine Wallentine, City Clerk

