



Las Vegas

Agenda Item No.: 90.

**AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006**

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN HARSIN

Consent Discussion

SUBJECT: Public hearing to consider the report & expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 717 W. Washington Avenue.
PROPERTY OWNERS: LEM RACONTE - Ward 5 (Weekly)

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Dept. Division: Neigh. Services/Response

Amount: \$3,477.50

Funding Source: General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Disaster Kleen-Up of Nevada to board and secure the structure, remove all trash, debris, refuse, waste, litter, etc (exterior), the bee hive (inside rear building), all vegetation (dead, dry vegetation exceeding 8 inches in height) and post No Trespassing, No Dumping, No Vehicles signs (4x 4 black letters orange background) on site. To date, there have been fifteen (15) inspections conducted at this location. The value of the property based on the sale date of August 2006 was \$20,000.00.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$3,477.50 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Submitted after final agenda - letter from new property owner

Motion made by LAWRENCE WEEKLY to Approve as recommended

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Passed For: 0; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

Photos were shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, read the purpose/background regarding the condition of the property as a public hazard and attractive nuisance requiring the described abatement. The value of the property on the sale date of August 2006 was \$20,000 and upon 15 inspections conducted of the property, Disaster Kleen-Up of Nevada was hired to board and secure and remove all described litter. MR. SMITH recommended the City Council approve the report of expenses in the amount of \$3,477.50 in order that the charges be filed and recorded against the property constituting a special assessment and lien and that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office.

JOHN MARIOUS, appeared on behalf of Lemrac Inc., and stated they are the new owners as of 8/2/2006. MR. MARIOUS expressed willingness to work with the Neighborhood Response Team, acknowledged he was aware of the distressed condition of the property prior to purchase and stated he arranged for a meeting with MR. SMITH. At the meeting, MR. SMITH stated that all hard costs could only be waived by the City Council. Prior to the meeting, he received two bid notices to demolish the building but did not make a decision on the company to utilize. On 8/21/2006 demolition was granted to begin and is currently in permit stage. He informed the Council that he is extending great efforts to care for the subject property and has intention to build a six-plex unit. He contacted Nevada Housing Authority to involve them with occupying the units and respectfully requested guidance from the City Council since the property would not gain financially as it is out of the Redevelopment Area. Upon his request for information pertaining to City tax breaks, MAYOR GOODMAN stated his requests are out of the scope of what is scheduled to be discussed but that he should contact his office to arrange a meeting with the Office of Business Development and SCOTT ADAMS.

MAYOR GOODMAN declared the Public Hearing closed.