



Agenda Item No.: 94.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF OCTOBER 18, 2006

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ 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 2745 Barrington Circle. PROPERTY OWNER: COUNTRYWIDE HOMELIFE INC Ward 2 (Wolfson)

Fiscal Impact

☐

No Impact

☐ Augmentation Required

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Budget Funds Available

Dept/Division: Neighborhood Services/Response

Amount: \$1,487.00

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 C.H. Construction, LLC to remove all trash, debris, refuse, waste, litter, all dead, dry vegetation exceeding 8 inches in height and post No Trespassing, No Dumping signs on site. To date, there have been nine (9) inspections conducted at this location. The value of the property based on the sale date of August 2006 was \$351,011.00.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,487.00 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 Notice and Claim of Lien

Motion made by STEVE WOLFSON to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

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Minutes:

Video 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 an attractive nuisance requiring the described abatement. MR. SMITH recommended the City Council approve the report of expenses in the amount of \$1,487.00 and that the above charges be filed and recorded against the property as a special assessment and lien and that the Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

The owner was not present.

COUNCILMAN WOLFSON requested that date and time stamps be recorded on the videos that are presented to the City Council. He noted that the previous owners had neglected the property and observed that the current owner had only recently acquired the property.

MR. SMITH informed COUNCILMAN WOLFSON that some fees had been waived during the foreclosure process. In response to COUNCILMAN WOLFSON'S inquiry, MR. SMITH explained his recommendation included the ability to return to the City Council in order to add additional penalties and fines to the property if it remains a public nuisance. He also stated that Countrywide Mortgage had been properly notified of the property's condition and that staff would continue to work with them.

MAYOR GOODMAN declared the Public Hearing closed.