



Las Vegas

Agenda Item No.: 92.

**AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF DECEMBER 20, 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 located at 885 W. LEE AVENUE. PROPERTY OWNER: WALTER & LIZZIE THOMAS (973 General Fund) - \$4,973 (Weekly)

Fiscal Impact

No Impact Augmentation Required

Budget Funds Available

Amount: \$4,973.00

Funding Source: General Fund

Dept./Division: Neighborhood Services/Neighborhood Response

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 & W ENTERPRISES to remove refuse, waste, trash, debris, vegetation (dead, dry & overgrown), secure all structures, remove stored vehicles, post No Trespassing, and 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 September 1968 was \$17,000.00.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$4,973.00 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 the Notice and Claim of Lien

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 1/3/2007

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

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

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)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

Video shown but not submitted.

DEVIN SMITH, Manager of Neighborhood Response, read the purpose/background regarding the condition of the property as a public and attractive nuisance requiring the described abatement. To date, there have been nine inspections and the value of the property, based upon the sale date of September 6, 1968, was \$17,000. MR. SMITH recommended the City Council approve the report of expenses in the amount of \$3,970.00 to C & W Enterprises, \$82.50 in reinspection fees, \$325.00 boarding certificate and a 15 percent administrative fee, totalling \$4,973.00. MR. SMITH also recommended 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.

WALTER THOMAS commended COUNCILMAN WEEKLY on his efforts with a recent event. MR. THOMAS summarized past events and his concerns relative to his property and other nearby properties. He showed photos of properties that were in disarray, in violation of the Code and questioned why those have not been cited as well. He was also displeased by some comments made to him by previous code enforcement officers. MR. THOMAS explained that the homes in this area were built in the 1960s and his property is a work in progress. The storage has been removed and only three vehicles and a boat remain on site, but the property is not abandoned. He felt that his property was being singled out.

COUNCILMAN WEEKLY recalled past events dealing with this property and others in the neighborhood, as residents have been desiring a major cleanup. There have been many complaints for some time regarding public nuisance, trash and debris. COUNCILMAN WEEKLY preferred holding the item in abeyance to allow a meeting to take place with MR. THOMAS and staff in hopes to resolve the issues.

MAYOR GOODMAN declared the Public Hearing closed.