



Las Vegas

Agenda Item No.: 93.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: UNDEFINED NAN, NAN

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 5433 Flora Spray Street. PROPERTY OWNER: CECILE MINCENT (\$11,725 General Fund) - Ward 6 (Ross)

Fiscal Impact

No Impact Augmentation Required

Budget Funds Available

Amount: \$11,725.00

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.H. Construction, LLC to remove a dead tree, replace front door and install on site. To date, there have been nine (14) inspections conducted at this location. The value of the property based on the sale date of October 2005 was \$449,900.00.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$11,725.00 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 STEVEN D. ROSS to Approve \$20,000 lien

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.

The property owner nor a representative was present.

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 14 inspections and the value of the property, based upon the sale date of October 2005, was \$449,900.00. MR. SMITH recommended the City Council approve the report of expenses in the amount of \$4,940.00 to C & H Construction, LLC, \$594.00 in reinspection fees, \$5,450.00 in civil penalties and a 15 percent administrative fee, totalling \$11,725.00. 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.

COUNCILMAN ROSS found it puzzling that individuals can have beautiful homes in nice neighborhoods yet do not maintain their properties nor respond to City actions. He confirmed the penalties assessed with MR. SMITH and noted that the actual total in civil penalties that could be assessed is up to \$76,357. He referenced the most recent data which reflected a total of 16 inspections. After discussing the number of man hours and time spent on these items with MR. SMITH, COUNCILMAN ROSS was comfortable in sending a clear message by assessing an additional fine of \$8,275 on this property owner, totalling \$20,000 in fines for this property owner. He expressed appreciation for MR. SMITH and his staff in their efforts on cleaning up these properties.

MAYOR GOODMAN declared the Public Hearing closed.