



Las Vegas

Agenda Item No.: 81.

**AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 3, 2007**

**DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN HARSIN**

Consent Discussion

SUBJECT: Public Hearing to consider the report, expenses to recover costs for mitigation abatement of vacant or abandoned building and assess civil penalties located at 3804 Beacon Point Street.
PROPERTY OWNER: KIONNE JOHNSON (\$3,452.90 - General Fund) - Ward 4 (Brown)

Fiscal Impact

No Impact Augmentation Required
 Budget Funds Available

Amount: \$3,452.90

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 Disaster Kleen-Up of Nevada to install rock landscape in front yard. To date, there have been thirteen (13) inspections conducted at this location. The value of the property based on the sale date of June 2004 was \$625,000.00.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$3,452.90 (inclusive of \$3,452.90 minimum civil penalties) and discuss assessment of maximum civil penalties in the amount of \$10,952.90 (15 days @ \$500/day = \$7,500.00) 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. Spreadsheet of Fees, Penalties and Abatement
4. Report of Expenses
5. Contractor Disclosure
6. Notice of Public Hearing
7. Chronological List of Events
8. Copy of the Notice and Claim of Lien
9. Submitted After Meeting Justification Memo and Backup Documentation Relating to Agenda Discrepancy

CITY COUNCIL MEETING OF: JANUARY 03, 2007

Motion made by LARRY BROWN to Approve as Recommended and to include \$3,500 civil penalties

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)

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 attractive nuisance requiring the described abatement. When no corrective action was taken, nor an appeal filed, the Department of Neighborhood Services hired Disaster Klean-Up of Nevada to install rock landscape in the front yard. The value of the property based on the sale date of 11/14/04 was \$675,000. MR. SMITH recommended the City Council approve the report of expenses in the amount of \$1,276.90 for work completed by Disaster Klean-Up of Nevada, plus a 15 percent administrative fee of \$191.40, reinspection fees and penalties of \$280.00, civil penalties in the amount of \$1,450, for a total of \$3,152.90. In addition, the City Council may impose daily civil penalties from August 29, 2006 through September 6, 2006 for 15 days at \$500.00 a day, not to exceed \$7,500.

MAYOR GOODMAN was disappointed that the property owner was not present so that he could ask how a beautiful home could be in such disrepair.

COUNCILMAN BROWN added \$3,500 civil penalties to the amount of \$3,452.90 recommended by staff.

MAYOR GOODMAN declared the Public Hearing closed.