



Las Vegas

Agenda Item No.: 41.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF NOVEMBER 21, 2007

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

Consent Discussion

SUBJECT: Public Hearing to consider the report, expenses to recover costs for abatement of dangerous building/deterioration and assess civil penalties located at 629 W. McWilliams Avenue.
PROPERTY OWNER: KEN TOEY (\$7,647.50 General Fund) - Ward 5 (Barlow)

Fiscal Impact

No Impact Augmentation Required
 Budget/Funds Available

Amount: \$7,647.50

Funding Source: General Fund

Dept./Division: Neighborhood Services/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. The value of the property based on the sale date of November 2005 was \$150,000.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$7,647.50 for work completed by CamAir and C&W Enterprises, and that the above charges be filed and recorded against the property, constituting a special assessment and lien, and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Maps
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 RICKI Y. BARLOW to Approve as recommended

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

RICKI Y. BARLOW, LOIS TARKANIAN, 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, outlined the Purpose/Background, adding that on June 13, 2007 an asbestos survey was conducted by CamAir. The value of the property based on the sale date of November 2006 was \$150,000. His recommendation was to approve the report of expenses in the amount of \$7,647.50 for work completed by CamAir and C&W Enterprises.

COUNCILMAN BARLOW verified that there is only one building on the property. He would like to see these buildings that have not been occupied for twenty/thirty years be taken down; the boarded buildings create a blight. He asked what could be done to demolish these buildings.

MR. SMITH replied that when an assessment is made on a building, a building inspector would have to declare it fifty-one percent damaged in order to have it demolished. If the building is only twenty percent damaged, they try to get the owner to improve the building.

COUNCILMAN BARLOW added that he is trying to talk these neighborhoods around; boarded up buildings are preventing redevelopment.

MAYOR GOODMAN declared the Public Hearing closed.

