



Las Vegas

Agenda Item No.: 38.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 2, 2008

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

Consent Discussion

SUBJECT:

BEYAN ITEM - Public Hearing concerning the report of expenses to recover costs for apartment vacant or abandoned building and assess civil penalties located at 236 N. Bruce Street, Unit 1. PROPERTY OWNER: ALENE S. BOLDEN (\$3,620.27 General Fund) - Ward 3 (Reese)

Fiscal Impact

- No Impact Augmentation Required
 Budget Funds Available

Amount: \$3,620.27

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 Disaster Kleen-Up of NV. To date, there have been six (6) inspections conducted at this location. The value of the property based on the sale date of December 2003 was \$50,000.

RECOMMENDATION:

That the City Council: Approve the report of expenses in the amount of \$3,620.27 for work completed by Disaster Kleen-Up of NV.

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
8. Notices of Rescheduled Public Hearing
9. Submitted after meeting Faxed correspondence by Alene S. Bolden

Motion made by GARY REESE 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:

MAYOR GOODMAN declared the Public Hearing open.

A videotape was shown, but a copy was not submitted.

DEVIN SMITH, Manager of Neighborhood Response, read the Purpose/Background and Recommendation sections and detailed the work performed by Disaster Keen-Up of NV.

MS. BOLDEN took issue with the re-inspection fee, noting that the house has been fixed, as well as with the high cost of materials. She presented pictures and complained about the windows being broken when they were boarded up. She indicated that she lives in California and was not notified about the condition of the property. MAYOR GOODMAN commented that absent homeowners are a big problem for the City and for the property owners that have to reside next to blighted properties. MS. BOLDEN indicated that she pays association fees and the property should have been repaired.

Regarding the cost of materials, MR. SMITH indicated that property abatements are put out to bid, and the City takes the lowest bidder. He gave a breakdown of the expenses incurred in cleaning up the property.

ANTHONY HODGES, 123 Sir Dame, complained about the number of blighted properties. Nevertheless, absentee or non-owner landlords are responsible for their properties.

COUNCILMAN REESE said he saw pictures of the terrible condition of the property and noted that the issues should have been addressed upon first notification. MS. BOLDEN alleged that she was never notified. MR. SMITH remarked that notice is posted on the property and written notification is sent to the last known address obtained from the Assessor's Office. Also, his staff always takes before and after pictures of all properties. He assured the Council that the windows had already been broken when the property was boarded up.

COUNCILMAN WOLFSON confirmed with MR. SMITH that staff included notes in their reports on the condition of the property.

COUNCILMAN REESE felt bad that staff did not have the most recent address of the property owner to be able to notify her. However, it is the responsibility of property owners to update their records. MR. SMITH noted that nine attempts were made to contact the property owner.

MAYOR GOODMAN declared the Public Hearing closed.