



Las Vegas

Agenda Item No.: 45.

**AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 16, 2008**

**DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN**

Consent Discussion

SUBJECT: Public Hearing to consider the report, expenses to recover costs for abatement of nuisance regarding a dangerous building and assess civil penalties located at 6216 Bellota Drive. PROPERTY OWNERS: RAMIRO G. & NATALINA V. ESTRADA (\$4,712.70 General Fund) - Ward 5 (Barlow)

Fiscal Impact

- No Impact Augmentation Required
 Budget Funds Available

Amount: \$4,712.70
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.H. Construction, LLC. To date, there have been seven (7) inspections conducted at this location. The value of the property based on the sale date of November 2005 was \$535,000.

RECOMMENDATION:

That the City Council: Approve the report of expenses in the amount of \$4,712.70 for work completed by C.H. Construction, LLC.

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. Copies of the Notice and Claim of Liens

Motion made by GARY REESE to Approve as recommended adding a \$500-a-day fine retroactive and prospective

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

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DEVIN SMITH, Manager of Neighborhood Response, read the Purpose/Background and Recommendation sections.

A videotape was show but a copy was not submitted.

The property owner was not present.

MAYOR GOODMAN asked whether the property was boarded up. MR. SMITH confirmed it was and after a period of time, the case would be turned over to the Vacant/Abandoned Officer who will notify the owners that they would need to provide a mitigation plan to the City. The owners will be given the option to reoccupy the building or sell the property so it does not remain boarded. On a number of vacant properties, MR. SMITH stated that Neighborhood Services will do an exterior rehabilitation so that the premises appear to be occupied.

Addressing CITY ATTORNEY BRAD JERBIC, MAYOR GOODMAN asked whether there was a way the City could acquire title to the property and then help people in need or having financial difficulties. CITY ATTORNEY JERBIC replied that one of the possibilities would be to acquire the property through foreclosure proceedings or buying it outright from the owner.

CITY ATTORNEY JERBIC advised that there is money set aside for redevelopment and he suggested meeting with Code Enforcement and the City Managers Office to explore the possibility of affordable housing with respect to properties such as this. MAYOR GOODMAN agreed.

COUNCILMAN WOLFSON recalled that on recent actions some property owners were assessed huge fines. He also noted that the City can impose a \$500 per day fine in addition to the expenses incurred restoring the property.

TOM McGOWAN, Las Vegas resident, spoke in favor of MAYOR GOODMAN'S recommendation and stated that it was long overdue.

MR. SMITH added that with the assistance of the Las Vegas Metropolitan Police Department, they have attempted to cleanup the properties along Jones and Lake Mead by getting rid of the illegal drug activities. In doing so, many of the property owners have simply walked away from their properties. MAYOR GOODMAN emphasized that the City should find a way to take away those properties and turn them into something useful.

COUNCILMAN ROSS suggested meeting with the Las Vegas Housing Authority to determine what could be done to address these blighted areas. MAYOR GOODMAN concurred and felt this would be the time to move forward and recommended imposing the \$500 per day fine retroactively and into the future.

MAYOR GOODMAN declared the Public Hearing closed.