



Las Vegas

Agenda Item No.: 43.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF SEPTEMBER 17, 2008

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 dangerous buildings and assess civil penalties located at 1908 Theresa Avenue.
PROPERTY OWNER: JOSE ALFREDO RODRIGUEZ (\$2,242.50 General Fund) - Ward 3 (Reese)

Fiscal Impact

- No Impact Augmentation Required
 Budget Funds Available

Amount: \$2,242.50
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 Hicks Unique Building Construction. To date, there have been eight (8) inspections conducted at this location. The value of the property based on the sale date of November 2005 was \$232,000.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$1,250 invoice for Hick's Unique Building Construction services in addition to other fees assessed for a total of \$2,242.50.

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 GARY REESE to Approve with civil penalties for a total of \$66,592.50

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.

The property owner was not present.

DEVIN SMITH, Manager of Neighborhood Response, read the Purpose/Background and Recommendation sections related to the subject property. He stated that Hick's Unique Building Construction was hired to do the abatement.

ANTHONY HODGES, 123 Sir David Way, expressed his concern with housing being abandoned.

At COUNCILMAN REESE'S request, MR. SMITH explained that the Council could impose civil penalties covering the period from 2/19/2008 to 7/26/09. A lien would be placed on the property relative to these fines, and ultimately, the owner would lose the property if said fines are not satisfied. The Councilman desired to impose the aforementioned penalties.

MR. SMITH also explained to COUNCILMAN WOLFSON that a certified letter will be sent to the property owner notifying him of the Council's action from today's meeting. Staff reviews the assessor's records for a current address, as it is the owner's responsibility to maintain a current address with the assessor's office.

MAYOR GOODMAN believed the fines are sending an important message to these property owners, as the City's goal is to ensure these properties are maintained and safe for the community's benefit and ultimately rid such issues.

MAYOR GOODMAN declared the Public Hearing closed.

