



Las Vegas

Agenda Item No.: 57.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING ON: OCTOBER 1, 2008

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

Consent Discussion

SUBJECT:

BEYAN ITEM - Public Hearing, consider the report of expenses to recover costs for abatement of dangerous building demolition and assess civil penalties located at 418 Jackson Avenue. PROPERTY OWNER: DEBRA EDMOND (\$12,974.25 - General Fund) - Ward 5 (Barlow) [NO ENL] maximum amount that may be assessed in daily civil penalties is \$426,550]

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount: \$12,974.25

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 Baldwin Development LLC. To date, there have been forty-four (44) inspections conducted at this location. The value of the property based on the sale date of July 2004 was \$18,277.00.

RECOMMENDATION:

That the City Council: That the City Council: Approve the report of expenses to include \$9,900 invoice for Baldwin Development, LLC services and CamAir asbestos survey services in the amount of \$775 in addition to other fees assessed for a total of \$12,974.25 and consider assessing a maximum of \$426,550 in daily civil penalties.

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. Rescheduled Hearing Notice

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Motion made by RICKI Y. BARLOW to Approve as recommended with no additional civil penalties

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)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, read the Purpose, Background and Recommendation sections. MAYOR GOODMAN noted that Council was informed that the potential amount for assessed civil penalties is \$426,350.

A videotape was shown but a copy was not submitted.

MAYOR GOODMAN confirmed with CITY ATTORNEY DEBRA JERBIC that the assessed penalties would be recorded as a lien against the property.

Property owner, DEDRA S. EDMOND, appeared and explained that she did not receive the title on the property until February 2008. She applied for a loan to assist in restoring the property but was denied because the title company was informed that the property would be demolished. She would like to save the property as her grandparents previously owned it. During this enduring process, she has been ill and hospitalized but is now seeking to rectify the situation. She asked if funding was available from the Redevelopment Agency (RDA) to assist in restoring the property.

MAYOR GOODMAN clarified that unfortunately, this property is not located within the redevelopment area. There are some programs that the City participates in, giving grants to homeowners to assist in restoring homes that are in disrepair and a safety hazard; however, this situation would not be applicable.

TEDDY RUSSELL, Las Vegas resident, supported lien assessments and expressed concern about abandoned homes and the fire and safety hazards they create. He mentioned a process that is done by other cities that hold lenders responsible for the penalties and may be something the City should consider doing.

COUNCILMAN BARLOW pointed out that the property has been vacant for a long time but understood MS. EDMOND'S hardship. He desired to see the property restored and realized it would not be beneficial to assess the total amount referred to by MR. SMITH. As a result, he was amenable to working with MS. EDMOND in restoring her property but will hold her accountable for the fees in the amount of \$12,974.25.

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Having reviewed the history on this property, COUNCILMAN WOLFSON supported COUNCILMAN BARLOW'S recommendation. Unlike some property owners who disregard the City, he was pleased that MS. EDMOND appeared and commended her for her sincerity and efforts in working with staff.

Regarding his recommendation, COUNCILMAN BARLOW questioned if it was possible to hold MS. EDMOND accountable for only 50 percent of that amount. MAYOR GOODMAN replied that the City would then be responsible for the remaining 50 percent. He and COUNCILWOMAN TARKANIAN explained the loan process to MS. EDMOND and emphasized that the amount should be paid now or interest will accrue until the debt is satisfied.

MAYOR GOODMAN declared the Public Hearing closed.

