



Las Vegas

Agenda Item No.: 37.

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 18, 2009

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 building located at 4422 Metpark Drive in the amount of \$2,569.35 (General Fund) and assess a maximum of \$54,850 in daily civil penalties. PROPERTY OWNER: BANCORP NATIONAL ASSN TRS - Ward 3 (Reese)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$2,569.35

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 W.A. Construction, to remove high, dry, dead vegetation, trash, debris, boarding all openings to City of Las Vegas Specifications, and posting no trespassing, vehicles or dumping signs. To date, there have been five (5) inspections conducted at this location. The value of the property based on the sale date of December 2008 was \$197,827.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$1,649 for work completed by W.A. Construction, LLC in addition to other fees assessed for a total of \$2,569.35 and consider assessing a maximum of \$54,850 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

Motion made by GARY REESE to Approve an assessment of \$2,569.35 and waive the civil penalties

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN D. ROSS, DAVID W. STEINMAN)

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Minutes:

Subsequent to the meeting, the property owner paid the assessment in full and the lien was not executed or recorded.

MAYOR GOODMAN declared the Public Hearing open.

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

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

COUNCILMAN WOLFSON suggested that the bank may have recently become the owner of this property and wondered if the City can put pressure on the bank to maintain the properties before they are resold. MR. SMITH agreed to research other ways to encourage banks to be more responsive to the City. He explained that staff works to identify, contact and work with financial institutions to prevent their properties from falling into disrepair. This particular institution, located in Frederick, Maryland, had been notified letter.

COUNCILWOMAN TARKANIAN concurred with COUNCILMAN WOLFSON and MR. SMITH noted that Countrywide and Wells Mortgage were very responsive to the City's concerns. COUNCILWOMAN TARKANIAN requested that these institutions should be recognized for working with the City.

SHELLEY MILLER appeared on behalf of Wells Fargo and explained that she had only recently learned that this property was under their control. She stressed that this entity was very responsive and willing to work with the City.

MAYOR GOODMAN explained that this process was an effort by the City Council to combat blight in the community and stated that draconian punishments are not imposed upon property owners who are willing to work with the City. MS. MILLER indicated her company would be happy to pay the \$2,569.35. She would meet with MR. SMITH to make arrangements for the payment. Given MS. MILLER'S willingness for payment, COUNCILMAN REESE opted to waive the daily civil penalties. However, if the payment is not made, he will bring this item back.

ANTHONY HODGES, Las Vegas resident, stated that whether the City should ensure property owners pay any unpaid taxes.

MAYOR GOODMAN declared the Public Hearing closed.