



Las Vegas

Agenda Item No.: 35.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 1, 2009

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT:

Public Hearing to consider the report, expenses to recover costs for abatement of dangerous building demolition located at 1200 South Maryland Parkway in the amount of \$18,909.35 (General Fund) and assess a maximum of \$84,850 in daily civil penalties. PROPERTY OWNER: GUANILDA DE BARBOSA DEOKAMURA - Ward 3 (Reese)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$18,909.35

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, LLC to demolish the structure in compliance with Clark County Health regulations (bid must include asbestos removal), removing refuse, waste, and post No Trespassing, No Dumping, No Vehicle signs on site. On September 9, 2008, an asbestos survey was conducted by GCA Environmental. To date, there have been six (6) inspections conducted at this location. The value of the property based on the sale date of January 2002 was \$150,000.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$17,949 invoice for W.A. Construction, LLC services and \$800 invoice for GCA Environmental for asbestos survey in addition to other fees assessed for a total of \$18,909.35 and consider assessing a maximum of \$84,850 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

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Motion made by GARY REESE to Approve subject to the following conditions as read for the record:

A. An assessment of \$17,909.35 and no civil penalties.

B. The property owners are to continue making payments of \$1000 a month until the balance on the assessment is paid.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 2
RICKI Y. BARLOW, STEVE WOJESON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-LOIS TARKANIAN); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, presented the Purpose/Background and Recommendation sections. He noted that the property owner has been working with the City throughout this process and has been making payments of \$1,000 a month to the City for the costs of the demolition.

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

MR. DEOKAMURA appeared on behalf of his wife, GUNDALUFE BARBOSA DEOKAMURA, the property owner. He explained that he and his wife were cooperating with staff and expressed his concern with the proposed civil penalties.

In response to MAYOR GOODMAN'S question, MR. SMITH explained that the abatement process requires a public hearing since taxpayer money was spent on the demolition and a lien is needed to ensure those monies are recovered.

COUNCILMAN REESE stated that he had met with MR. DEOKAMURA who was making the payments to reimburse the City. He supported the imposition of a lien in the amount of \$17,909.35 and no civil penalties.

MAYOR GOODMAN declared the Public Hearing closed.