



Las Vegas

Agenda Item No.: 38.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF SEPTEMBER 16, 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 422 Tumbleweed Avenue in the amount of \$1,252.10 (General Fund) and assess a maximum of \$24,500 in daily civil penalties. PROPERTY OWNER: FERNANDO & TRACY MENEZ - Ward 5 (Barlow)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$1,252.10

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 American Demolition to board all open doors and windows on main structure, remove all trash, debris, high grass and weeds. To date, there have been five (5) inspections conducted at this location. The value of the property based on the sale date of June 2002 was \$122,500.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$974 for work completed by American Demolition in addition to other fees assessed for a total of \$1,252.10 and consider assessing a maximum of \$24,500 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 RICKI Y. BARLOW to Approve an assessment of \$1,252.10 with civil penalties of \$12,250.00

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (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.

A video was shown but not submitted.

MAYOR GOODMAN verified that the property owner was not present.

COUNCILMAN BARLOW decided upon recouping the abatement costs, including 50 percent of the assessed civil penalties.

After the vote, COUNCILMEN WOLFSON and BARLOW inquired about liens and the process. MR. SMITH explained that within three days, liens are placed on properties. The Clark County Assessors Office is not required to disclose liens, but upon the property being sold, the lien would have to be satisfied before any sale could place. So, the potential property owner would have to do due diligence where liens are concerned.

MAYOR GOODMAN declared the Public Hearing closed.

