



Las Vegas

Agenda Item No.: 55.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 6, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT:

Public Hearing to consider the report, expenses to recover costs for abatement of nuisance located at 2122 Fire Water Court in the amount of \$3,647 (General Fund) and assess a maximum of \$50,050 in daily civil penalties. **PROPERTY OWNER:** BANK NEW YORK MELLON TRS - Ward 2 (Ward 2)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$3,647

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 Regency Design & Landscaping to remove all dead vegetation and high weeds from all areas of the property, and secure open side gate to rear yard. To date, there have been eight (8) inspections conducted at this location. The value of the property based on the sale date of August 2009 was \$318,199.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$500 invoice for Regency Design & Landscaping services in addition to other fees assessed for a total of \$3,647 and consider assessing a maximum of \$50,050 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 STEVE WOLFSON to Hold in abeyance to 1/20/2010

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)

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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 a copy was not submitted.

ANTHONY HODGES, Las Vegas resident, stated that the bank should pay the City.

TODD FARLOW, Las Vegas resident, agreed with MR. HODGES' comments because banks have the money and should settle these properties. He referred to an article regarding banks and how they will not pay. The banks sit on these properties because the government bails them out. People are foreclosed, put out on the street and the banks will not upkeep the properties. It is a crime.

COUNCILMAN WOLFSON stated that it seems that the gate entry process was completed in July, and verified that the video shows the condition of the property as of July. He questioned the property's condition today. MR. SMITH replied that the inspectors continue to monitor the property and if its condition reverts to the beginning, the process starts again. The property continues to be monitored. If the property is not purchased soon, some other type of notification will be sent to the property owner.

COUNCILMAN WOLFSON asked that as by Ordinance on this particular property and to ensure the gate is still up and that the pool is still drained. MR. SMITH verified for the Councilman that the bank was notified and received a notice of this action. The Councilman wondered if the bank is aware that daily civil penalties of \$500 are being assessed on the property. MR. SMITH stated that the bank received a letter specifying that.

COUNCILMAN WOLFSON requested an abeyance and directed MR. SMITH to contact the bank to see if they are interested in maintaining the property until it is sold at their cost and whether or not they are interested in satisfying some of these costs.

MAYOR GOODMAN declared the Public Hearing closed.