



Las Vegas

Agenda Item No.: 53.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF FEBRUARY 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT:

BEYANT ITEM - Public Hearing - consider the report of expenses to recover costs for apartment nuisance located at 3130 Mediterranean Drive in the amount of \$3,990.85 (General Fund) and assess a maximum of \$38,050 in daily civil penalties. **PROPERTY OWNER:** A P HOLDINGS LLC and 2 Wolfson

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$3,990.85

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 remove all graffiti and high vegetation. To date, there have been eight (8) inspections conducted at this location. The value of the property based on the sale date of January 2008 was \$25,433.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$799 invoice for American Demolition services in addition to other fees assessed for a total of \$3,990.85 and consider assessing a maximum of \$38,050 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
8. Rescheduled Hearing Notification

Motion made by STEVE WOLFSON to Approve an assessment of \$3,990.85 with civil penalties in the amount of \$38,050.00

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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.

After DEVIN SMITH, Manager of Neighborhood Response, paraphrased the Purpose/Background and Recommendation Sections, the Mayor verified that the property owner or a representative was not present.

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

MR. SMITH explained to MAYOR GOODMAN that Zillow.com is a website that provides estimates on property values based upon the surrounding properties and properties that have sold. Upon COUNCILMAN WOLFSON'S queries concerning the property, MR. SMITH informed him that AP Holdings, LLC has owned the property since April 2008, and the nuisance has occurred since their ownership. The property is now in good condition because of the City's efforts. In addition, the item was previously held in abeyance to allow staff time to contact the property owner. LISA MORRIS HIBBS, Deputy Director of Neighborhood Services, added that since the abeyance, the applicant was not aware of this hearing and the possible assessed fees by way of correspondence but staff has not received any response from the property owner.

COUNCILMAN WOLFSON was satisfied with staff's efforts and decided upon recouping the City's costs for the abatement, including the maximum amount in daily civil penalties.

MAYOR GOODMAN declared the Public Hearing closed.