



Las Vegas

Agenda Item No.: 64.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 3, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT:

Public Hearing to consider the report, expenses to recover costs for nuisance abatement regarding dangerous building located at 3075 South 11th Street in the amount of \$3,305.50 (General Fund) and assess a maximum of \$32,550 in daily civil penalties. PROPERTY OWNER: THE SIMS TRUST ET AL MCGEE MIMI TRS - Ward 3 (Reese)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$3,305.50

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, windows, openings, remove all trash and high, dead vegetation. To date, there have been eleven (11) inspections conducted at this location. The estimated value of the property based on Zillow.com is \$118,000.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$810 invoice for American Demolition services in addition to other fees assessed for a total of \$3,305.50 and consider assessing a maximum of \$32,550 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 \$3,305.50 and waive the civil penalties; assessment fees and demolition to be resolved by April 1, 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. Regarding the water heater on site, MR. SMITH advised COUNCILMAN REESE that staff would have to inspect it to ensure it is legal.

A videotape was shown but a copy was not submitted for the record.

MIMI McGEE, co-owner, explained that this is a family-owned property. Unfortunately, the previous tenants destroyed the property, which is currently uninhabitable. She has been out of town but owns a local construction company that has boarded up the property six times to no avail. Due to economical hardships, she would like to demolish the property and committed to doing so by April 1, 2010.

COUNCILMAN REESE accepted MS. McGEE'S word and voted to waive the daily civil penalties. He decided upon recouping the abatement costs along with demolition taking place by April 1, 2010. MS. McGEE accepted the Council's decision.

After the vote, MR. SMITH addressed COUNCILMAN WOLFSON'S query regarding ensuring notices are received by out-of-state property owners. MR. SMITH explained that in this case, there are multiple property owners. One of the partners within the trust signed for some of the notices. In addition, staff and the Las Vegas Metropolitan Police Department have been in communication with the property owner, so staff believed the lack of communication existed between the property owners.

MAYOR GOODMAN declared the Public Hearing closed.