



*Las Vegas*

Agenda Item No.: 47.

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JUNE 2, 2010**

**DEPARTMENT: NEIGHBORHOOD SERVICES**  
**DIRECTOR: STEPHEN KUHARSIN**

☐ Consent ☒ Discussion

**SUBJECT:**  
ABEYAN ITEM - Public Hearing, consider the report of expenses to recover costs for abatement of nuisance located at 1368 Pyramid Drive in the amount of \$6,200.02 (General Fund) and assess a maximum of \$207,050 in daily civil penalties. PROPERTY OWNER: WILLIE B JAQUESS - (see below) (NOTE: Municipal Court Judgment amends the abatement amount to \$6,187.57)

**Fiscal Impact**

☐

No Impact

☐ Augmentation Required

☐

Budget Funds Available

**Amount:** \$6,200.02

**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 NDX, LLC to remove all trash and debris including combustible waste matter, combustible fibers, combustible liquids from all ingress and egress areas of property and six months later hired Lunas Construction to remove all trash, debris, and stored items from all areas of property. To date, there have been nine (9) inspections conducted at this location. The estimated value of the property based on Zillow.com is \$145,500.

**RECOMMENDATION:**

That the City Council: Approve the amended report of expenses for a total of \$6,187.57 and consider assessing a maximum of \$207,050 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
9. Municipal Court Judgment

**CITY COUNCIL MEETING OF: JUNE 2, 2010**

Motion made by RICKI Y. BARLOW to Approve an assessment of \$6,187.57 with civil penalties in the amount of \$1,575.00

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LOIS TARKANIAN)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 47 and 48.

DEVIN SMITH, Manager of Neighborhood Response, read the Purpose, Background and Recommendation Sections. Staffs recommendation was to assess the daily civil penalties and 10 percent of the maximum daily civil penalties for each property.

SHIRLEY J. AYO appreciated staffs efforts to clean up the properties and apologized for her lack of maintenance. She also explained her financial hardship, pointing out that she simply cannot afford to maintain the properties. She informed Mayor GOODMAN that the owner, WILLIE B. JAQUES, is her deceased father, and she has made every effort in responding to staffs notices when received.

Referring to the video shown, TODD TAYLOR did not believe the Council should have mercy on MS. AYO, given the amount of time the residents have had to endure the conditions of the declining properties.

ANTHONY HODGES had compassion for MS. AYO and believed the Council has to address issues as they currently exist.

For COUNCILMAN BARLOW, MR. SMITH gave a brief history of the property at 1400 Pyramid Drive regarding compliance issues, and the Councilman was sympathetic to MS. AYOS situation. He also recognized staffs diligence in working with the applicant/owner and understood the residents concern with having to look at ongoing eyesores.

MS. AYO informed COUNCILMAN BARLOW that the property at 1400 Pyramid Drive is paid for.

COUNCILMAN BARLOW decided upon assessing the abatement costs, as well as only five percent in daily civil penalties for each property. After the vote, MR. SMITH explained to MS. AYO the Councils decision and the assessed fines.

MAYOR GOODMAN declared the Public Hearing closed for Items 47 and 48.