



Las Vegas

Agenda Item No.: 43.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

DEPARTMENT: BUILDING AND SAFETY
DIRECTOR: CHRIS KNIGHT

☐ Consent ☒ Discussion

SUBJECT:

Public Hearing and possible action to consider the report of expenses to recover costs for abatement of nuisance located at 5210 Dade Avenue in the amount of \$5,444.88 (General Fund) and assess a maximum of \$44,050 in daily civil penalties. PROPERTY OWNERS: GODOFREDO NUNEZ, CONCEPCION A. SUGAY, Ward 1 (Tarkanian)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$5,444.88

Funding Source: General Fund

Dept./Division: Building and Safety/Neighborhood 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 Lunas Construction to remove all trash, debris, and high weeds, grass or uncultivated plant growth over eight inches from all areas of the property. To date, there have been eleven (11) inspections conducted at this location. The estimated value of the property based on Zillow.com is \$120,000.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$242.50 invoice for Lunas Construction in addition to other fees assessed for a total of \$5,444.88 and consider assessing a maximum of \$44,050 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. Submitted at Meeting - Site Pictures by Staff

Motion made by LOIS TARKANIAN to Approve an assessment of \$5,444.88 and civil penalties of \$22,000.00

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Neighborhood Response Manager, showed the site photos submitted for the record and read the Purpose and Background Sections. Staff recommended assessing \$5,444.88 for the abatement and \$42,050.00 for civil penalties.

Concerned for the trees, TODD FARLOW questioned if landscaping is cared for when the abatements are done. MR. SMITH responded that staff generally does not, as the utility companies have shut the utilities off by the time the abatement takes place.

MR. SMITH informed COUNCILMAN ROSS that the property taxes are current. The Councilman referred to legislation he hopes will pass, which will require banks to maintain foreclosed properties.

MR. SMITH informed COUNCILWOMAN TARKANIAN that the new owner has owned the property since May 14, 2003, but there is no occupant currently. The Councilwoman decided upon assessing the abatement costs, \$5,444.88, in addition to \$22,000.00 for civil penalties.

MAYOR GOODMAN declared the Public Hearing closed.

