

AGENDA SUMMARY PAGE CITY COUNCIL MEETING OF: NOVEMBER 2, 2011

DEPARTMENT: BUILDING AND SAFETY

DIRECTOR: CHRIS KNIGHT

☐ Consent ☒ Discussion

SUBJECT:

Public Hearing for possible action to consider the report of expenses to recover costs for abatement of nuisance located at 3204 Theresa Avenue for fees in the amount of \$1,815.25 (General Fund) and assess a maximum of \$38,000 in daily civil penalties. PROPERTY OWNER: JOSE LUIS ALCANTARA-GARCIA, Word 3 (Coffin)

Fiscal Impact

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No Impact

☐

Augmentation Required

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Budget Funds Available

Amount: \$1,815.25

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 Building and Safety declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Building and Safety hired Weaver Construction to board all open doors and windows, remove all trash, debris, dead vegetation, high grass and weeds, and apply herbicide. To date, there have been ten (10) inspections conducted at this location. The estimated value of the property based on Zillow.com is \$45,300.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$775 invoice for Weaver Construction, \$116.25 administrative fee, and \$924 in reinspection fees (including late fees) for a total of \$1,815.25 to be recorded immediately, and consider assessing a maximum of \$38,000 in daily civil penalties to be recorded on or after July 2, 2012.

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 Liens

Motion made by BOB COFFIN to Approve the assessment of \$1,815.25 in expenses plus \$38,000 in civil penalties, totaling \$39,815.25



Las Vegas

Agenda Item No.: **60.**

OF: NOVEMBER 2, 2011

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

LOIS TARKANIAN, STEVE WOLFSON, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB COFFIN (Against-None); (Abstain-None); (Did Not Vote-None); (Excused: RICKI M. FARLOW)

Minutes:

MAYOR GOODMAN declared the public hearing open.

While MIKE GRIFF, Code Enforcement Manager, reviewed the purpose and background of the item, photos of the property were shown. He stated for the Mayor the property value according to Zillow is \$47,000. In response to COUNCILMAN COFFIN he stated the property is not in foreclosure.

VICKI OZUNA, Code Enforcement Supervisor, in response to the Mayor stated the major cross streets are Pecos Road and Washington Avenue. In response to COUNCILMAN COFFIN she stated the exact current status is unknown, but a previous foreclosure notice was rescinded by the lender. She also stated the owner failed to respond to the City's attempts at communication.

TODD FARLOW, Las Vegas resident, stated he appreciates the enforcement of the fines.

ANTHONY HODGES, Las Vegas resident, stated the situation may require a lien on the property.

MAYOR GOODMAN declared the Public Hearing closed.