

A G E N D A R E P O R T

DATE: January 20, 2004

ITEM Res. 9359, Cost Recovery, N 30' of S 92' of L 8&9, B134, GF Original Add., 604 7 St N

INITIATED BY Community Development Department

ACTION REQUESTED Set Public Hearing for February 3, 2004

PREPARED BY Jay Parrott, Code Enforcement

REVIEWED & APPROVED BY Mike Rattray, Community Development Director

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RECOMMENDATION:

Staff recommends the City Commission set February 3, 2004, at 7:00 P.M. for a public hearing to assess costs for razing and clean up of the nuisance property located at 604 7th Street North, the North 30' of the South 92' of Lot 8 and Lot 9, Block 134, Great Falls Original Addition, Great Falls, Cascade County, Montana and that the charge shall be assessed against the property.

A public hearing for assessing said costs is mandated by the Official Codes for the City of Great Falls, Nuisance Abatement Code, Section 8.49.070.

MOTION:

I move a public hearing be set for February 3, 2004, at 7:00 P.M., on Resolution 9359.

SYNOPSIS:

The owner of the property legally described as the North 30' of the South 92' of Lot 8 and Lot 9, Block 134, Great Falls Original Addition, Great Falls, Cascade County, Montana, was issued a notice of hearing before the City Commission of Great Falls to appear at 7:00 P.M., February 3, 2004. The hearing is to show cause why the owner of the property should not be held liable for the costs incurred in razing the structure known as 604 7 Street North.

BACKGROUND:

On August 19, 2003, the Community Development Department received a complaint from the Great Falls Police Department concerning the property located at 604 7 Street North. On the same day, Code Enforcement inspected the property and found the structure did not meet requirements set by the ordinances for the City of Great Falls and the Uniform Building Code as adopted by reference. Staff has taken the following action:

<u>Action</u>	<u>Date</u>
• Initial complaint taken by staff	8-19-03
• Initial inspection of property	8-19-03
• Ownership and encumbrance report ordered	8-20-03
• Sixty-day notice mailed	8-21-03
• Asbestos Testing completed	10-7-03
• Razing application applied for	12-03-03
• Razing started	12-05-03
• Razing completed	12-24-03
• Final inspection and approval by staff	01-05-04

Cost for cleanup as follows:

Asbestos sampling by <i>City of Great Falls Staff</i>	\$ 128.00
Asbestos testing by <i>Northern Analytical Laboratories</i>	\$ 90.00
Asbestos Removal by <i>M&D Construction</i>	\$ 600.00
Administrative Fee	\$ 200.00
Ownership and encumbrance report by <i>Stewart Title</i>	\$ 110.00
Recording Fees	\$ 12.00
Publishing Legal Ad (GF Tribune)	\$ 35.00
Demolition & cleanup by <u>Liggett Construction</u>	<u>\$ 5,000.00</u>
TOTAL COSTS INCURRED	<u>\$ 6,175.00</u>

Resolution 9359 would allow staff to assess the razing cost against the property itself.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Commission will hold a public hearing on February 3, 2004, at 7:00 p.m., in the Commission Chamber of the Civic Center for assessing razing and cleanup costs on the following property in the amount set forth:

604 7 Street North \$ 6,175.00

Any person interested or affected by the proposed charge may file written protests or objections, containing the description of the property and the grounds for such protest or objections, with the Clerk's office prior to the time set for the hearing.

BY ORDER OF THE CITY COMMISSION

Carolyn M. Broquist, Deputy City Clerk

OFFICE USE ONLY

Publication January 24, 2004,

cc: Carolyn M. Broquist, Deputy City Clerk

Account # 451-7121-572-3599

Owner: Stephen C Wagner
820 ½ South Black Street
Bozeman MT 59715

(Attach itemized account)

Post on Property
Property File

ITEMIZED ACCOUNT FOR RECOVERY OF ABATEMENT COSTS

The following expenses were incurred during the razing and cleanup of property at the North 30' of the South 92' of Lot 8 and Lot 9, Block 134, Great Falls Original Addition, Great Falls, Montana, more commonly known as 604 7 Street North.

Asbestos sampling by <i>City of Great Falls</i> staff	\$ 128.00
Asbestos testing by <i>Northern Analytical Laboratories</i>	\$ 90.00
Asbestos Removal by <i>M&D Construction</i>	\$ 600.00
Ownership and encumbrance report by <i>Stewart Title</i>	\$ 110.00
Administrative Fee	\$ 200.00
Recording Fee	\$ 12.00
Publishing – Legal Ad	\$ 35.00
Demolition & cleanup by	<u>\$ 5,000.00</u>
TOTAL EXPENSES INCURRED	<u>\$ 6,175.00</u>