

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

DATE: February 3, 2004

ITEM Res. 9362, Cost Recovery, L1, B762, GF 10 Add., 1800 7 Ave S

INITIATED BY Community Development Department

ACTION REQUESTED Set Public Hearing for February 17, 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 17, 2004, at 7:00 P.M. for a public hearing to assess costs for razing and clean up of the nuisance property located at 1800 7th Avenue South, Lot 1, Block 762, Great Falls 10th Addition, Great Falls, Cascade County, Montana and that the charge shall be assessed against the property itself.

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 17, 2004, at 7:00 P.M., on Resolution 9362.

SYNOPSIS:

The owner of the property at Lot 1, Block 762, Great Falls 10th 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 17, 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 1800 7th Avenue South.

BACKGROUND:

On July 15, 2003, the Community Development Department received a complaint concerning the property located at 1800 7th Avenue South. On July 15, 2003, 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 International Residential Code as adopted by reference. Staff has taken the following action:

<u>Action</u>	<u>Date</u>
• Initial complaint taken by staff	07-15-03
• Initial inspection of property	07-15-03
• Ownership and encumbrance report ordered	07-16-03
• Sixty-day notice mailed	09-08-03
• Asbestos Inspection	12-02-03
• Asbestos Abatement	01-08-04
• Razing started	01-09-04
• Razing completed	01-14-04
• Final inspection and approval by staff	01-15-04

Cost for cleanup as follows:

Asbestos sampling by <i>City of Great Falls</i> staff	\$ 128.00
Asbestos testing by <i>Northern Analytical Laboratories</i>	\$ 180.00
Asbestos Removal of Thermal System Insulation by <i>Quality Urethane</i>	\$ 4,158.00
Asbestos Removal of Transite Sheets by <i>John Gordon Construction</i>	\$ 150.00
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><i>Paradise Fencing</i></u>	<u>\$ 2,986.00</u>
TOTAL COSTS INCURRED	<u>\$ 7,959.00</u>

Resolution 9362 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 17, 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:

1800 7th Avenue South \$ 7,959.00

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: February 7, 2004

cc: Carolyn M. Broquist, Deputy City Clerk

Account # 451-7121-572-3599

Owner: Robert E. Bateman
3500 Central Avenue
Great Falls MT 59401

(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 Lot 1, Block 762, Great Falls 10th Addition, Great Falls, Montana, more commonly known as 1800 7th Avenue South.

Asbestos sampling by <i>City of Great Falls</i> staff	\$ 128.00
Asbestos testing by <i>Northern Analytical Laboratories</i>	\$ 180.00
Asbestos Removal of Thermal System Insulation by <i>Quality Urethane</i>	\$ 4,158.00
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TOTAL EXPENSES INCURRED	<u>\$ 7,959.00</u>