

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

DATE: June 1, 2004

ITEM Res. 9390, Cost Recovery, L1 & L2, B498, GF Original Add., 604 8 Ave S

INITIATED BY Community Development Department

ACTION REQUESTED Conduct Public Hearing and Adopt Res. 9390

PREPARED BY Jay Parrott, Code Enforcement

REVIEWED & APPROVED BY Mike Rattray, Community Development Director

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RECOMMENDATION:

After closing the public hearing staff recommends the City Commission adopt Resolution 9390 and assess the total charges of \$ 4,717.62 against the property itself with interest and penalties on the unpaid balance.

MOTION:

I move to adopt Resolution 9390.

SYNOPSIS:

The owner of property at Lots 1 & 2, Block 498, 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., June 1, 2004. The hearing is to show cause why the owner of the property should not be liable for the costs incurred in razing the structure known as 604 8th Avenue South. The following expenses were incurred:

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|--|-----------|
| Asbestos sampling by <i>City of Great Falls</i> | \$ 147.62 |
| Asbestos testing by <i>Northern Analytical Laboratories</i> | \$ 90.00 |
| Interior asbestos abatement by <i>Quality Urethane</i> | \$ 250.00 |
| Exterior asbestos abatement by <i>John Gordon Construction</i> | \$ 950.00 |
| Administrative Fee | \$ 200.00 |
| Ownership and encumbrance report by <i>Stewart Title</i> | \$ 110.00 |
| Recording Fee | \$ 12.00 |

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|--|---------------------------|
| Publishing – Legal Ad | \$ 35.00 |
| Razing Fee | \$ 45.00 |
| Demolition & cleanup by M & D Construction | <u>\$ 2,878.00</u> |
| TOTAL EXPENSES INCURRED | <u>\$ 4,717.62</u> |

BACKGROUND:

The owner of the property known as 604 8 Avenue South was given sixty (60) calendar days from November 25, 2004, to obtain either a repair or razing permit. Neither a permit nor an appeal was filed for during the allotted time set by the 2000 International Building Code. Staff has taken the following action:

| <u>Action</u> | <u>Date</u> |
|--|-------------|
| • Initial complaint taken by staff | 11-25-03 |
| • Initial inspection of property | 11-25-03 |
| • Ownership and encumbrance report ordered | 11-25-03 |
| • Sixty-day “Condemnation Notice” mailed | 11-25-03 |
| • “Condemnation Notice” posted on property | 11-25-03 |
| • Asbestos Inspection | 03-14-04 |
| • Exterior asbestos abatement | 03-25-04 |
| • Interior asbestos abatement | 04-16-04 |
| • Razing application issued | 04-23-04 |
| • Final inspection and approval by staff | 04-26-04 |

Notification that a public hearing would be held on June 1, 2004, at 7:00 p.m., for the purpose of assessing said costs on the above-mentioned property was given to the property owner and published in the TRIBUNE on May 22, 2004.

cc: Coleen Balzarini, Controller
Judy Burg, Fiscal Control/Tax