

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

**DATE:** November 2, 2004

**ITEM** Res. 9434, Cost Recovery, L1, B15, GF Boston and Great Falls Add., 3500 5 Ave N

**INITIATED BY** Community Development Department

**ACTION REQUESTED** Set Public Hearing for November 16, 2004

**PREPARED BY** Jay Parrott, Building Inspector

**REVIEWED & APPROVED BY** Mike Rattray, Community Development Director

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**RECOMMENDATION:**

Staff recommends the City Commission set November 16, 2004, at 7:00 P.M. for a public hearing to assess costs for razing and clean up of the nuisance property located at 3500 5<sup>th</sup> Avenue North, Lot 1, Block 15, Boston and Great Falls 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 November 16, 2004, at 7:00 P.M., on Resolution 9434.

**SYNOPSIS:**

The owner of the property at Lot 1, Block 15, Boston and Great Falls 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., November 16, 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 structures known as 3500 5<sup>th</sup> Avenue North.

**BACKGROUND:**

On March 17, 2004, the Community Development Department received a complaint concerning the property located at 3500 5<sup>th</sup> Avenue North. On March 22, 2004, Code Enforcement inspected the property and found the structure did not meet requirements set by the ordinances for the City of Great Falls, 2003 International Building Code and the 2003 International Property Maintenance Code as adopted by reference.

Staff has taken the following action:

<u>Action</u>	<u>Date</u>
• Initial complaint taken by staff	03-17-04
• Initial inspection of property	03-22-04
• Sixty-day notice mailed	03-23-04
• Razing application applied for	05-25-04
• Final inspection and approval by staff	06-04-04

Cost for cleanup as follows:

Asbestos sampling by <i>City of Great Falls</i> staff	\$ 100.00
Asbestos abatement by <i>Wayne Riley Construction</i>	\$ 1,035.00
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
Razing Fee	\$ 45.00
Demolition & cleanup by <i>John Gordon Construction</i>	<u>\$ 4,765.00</u>
<b>TOTAL COSTS INCURRED</b>	<u><b>\$ 6,302.00</b></u>

Resolution 9434 would allow staff to assess the razing cost against the property itself.

