

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

DATE: December 21, 2004

ITEM Res. 9444, Cost Recovery, L2, B447, GF Original Add., 804 4 Ave. S.

INITIATED BY Community Development Department

ACTION REQUESTED Set Public Hearing for January 4, 2005

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 January 4, 2005, at 7:00 P.M. for a public hearing to assess costs for razing and clean up of the condemned property located at 804 4th Avenue South, Lot 2, Block 447, Great Falls Original Addition, Great Falls, Cascade County, Montana and that the charge shall be assessed against the property.

MOTION: I move a public hearing be set for January 4, 2005, at 7:00 P.M., on Resolution 9444.

SYNOPSIS:

The owner of the property at Lot 2, Block 447, 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., January 4, 2005. The hearing is to show cause why the owner of the property should not be held liable for the costs incurred in razing and clean-up of the structures known as 804 4th Avenue South.

BACKGROUND:

On June 28th, 2003, the Community Development Department received a complaint concerning the property located at 804 4th Avenue South. On June 28th, 2003, the Building Inspector inspected the property and found the structure did not meet requirements set by the ordinances for the City of Great Falls, 2003 International Residential Building Code, 2003 International Existing 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	06-28-04
• Initial inspection of property	06-28-04
• Ownership and encumbrance report ordered	06-28-04
• Sixty-day notice mailed	06-29-04
• Razing application applied for	10-07-04
• Razing started	11-07-04
• Razing completed	12-02-04
• Final inspection and approval by staff	12-06-04

Cost for cleanup as follows:

Asbestos sampling by <i>City of Great Falls</i> staff	\$ 148.00
Administrative Fee	\$ 200.00
Ownership and encumbrance report by <i>Stewart Title</i>	\$ 110.00
Recording Fees	\$ 12.00
Publishing Legal Ad (TRIBUNE)	\$ 35.00
Razing Fee	\$ 45.00
Demolition & cleanup by <i>Wayne Riley Construction</i>	<u>\$ 6,600.00</u>
TOTAL COSTS INCURRED	<u>\$ 7,150.00</u>

Resolution 9444 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 January 4, 2005, 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:

804 4th Avenue South \$ 7,150.00

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. Horst, Deputy City Clerk

OFFICE USE ONLY

Publication Date: December 25, 2004,

cc: Account # 451-7121-572-3599
Carolyn M. Horst, Deputy City Clerk

Owner: Mortgage Electronic Registration Systems
PO Box 2026
Flint MI 48501-2026

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 2, Block 447, Great Falls Original Addition, Great Falls, Montana, more commonly known as 804 4th Avenue South:

Asbestos sampling by <i>City of Great Falls</i> staff	\$ 148.00
Administrative Fee	\$ 200.00
Ownership and encumbrance report by <i>Stewart Title</i>	\$ 110.00
Recording Fee	\$ 12.00
Publishing – Legal Ad	\$ 35.00
Razing Fee	\$ 45.00
Demolition & cleanup by <i>Wayne Riley Construction</i>	<u>\$ 6,600.00</u>
TOTAL EXPENSES INCURRED	<u>\$ 7,150.00</u>