

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

DATE: September 20, 2005

ITEM Res. 9514, Cost Recovery, L1 & 2, B11, GF Community Hall Add., 1410 3 Ave. SW

INITIATED BY Community Development Department

ACTION REQUESTED Set Public Hearing for October 4, 2005

PREPARED BY Jay Parrott, Code Enforcement/Building Inspector

REVIEWED & APPROVED BY Mike Rattray, Community Development Director

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**RECOMMENDATION:**

Staff recommends the City Commission set October 4, 2005, at 7:00 P.M. for a public hearing to assess costs for clean up of the nuisance property located at 1410 3<sup>rd</sup> Avenue Southwest, Lots 1 & 2, Block 11, Great Falls Community Hall Addition, Great Falls, Cascade County, Montana and 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 October 4, 2005, at 7:00 P.M., on Resolution 9514.

**SYNOPSIS:**

The owner of the property on Lots 1 & 2, Block 11, Great Falls Community Hall Addition, Great Falls, Cascade County, Montana, was issued a "Notice of Public Hearing" before the City Commission of Great Falls to appear at 7:00 P.M., October 4, 2005. The hearing is to show cause why the owner of the property should not be held liable for the costs incurred in the clean-up of the rubbish at 1410 3<sup>rd</sup> Avenue Southwest.

**BACKGROUND:**

Staff has taken the following action:

| <u>Action</u>                                  | <u>Date</u> |
|--|-------------|
| • Initial complaint taken by staff             | 07-27-04    |
| • Initial inspection of property               | 07-27-04    |
| • Registered Letter received by property owner | 08-06-04    |

| <u>Action Continued</u>                                     | <u>Date</u> |
|---|-------------|
| • Citation Issued to former renter                          | 03-31-05    |
| • Citation Issued to property owner                         | 06-13-05    |
| • Clean-up Bids Due   | 08-12-05    |
| • Bid awarded to <i>MRTF &amp; Austin Reid Construction</i> | 08-15-05    |
| • Clean-up completed and approved by staff                  | 08-17-05    |

Cost for cleanup as follows:

|  |                           |
|--|---------------------------|
| Administrative Fee                                       | \$ 200.00                 |
| Ownership and encumbrance report by <i>Stewart Title</i> | \$ 110.00                 |
| Recording Fees   | \$ 12.00                  |
| Publishing – Legal Ad                                    | \$ 35.00                  |
| Cleanup by <i>MRTF &amp; Austin Reid Construction</i>    | <u>\$ 1,280.00</u>        |
| <b>TOTAL COSTS INCURRED</b>                              | <u><b>\$ 1,637.00</b></u> |

Resolution 9514 would allow staff to assess the clean-up cost against the property itself.

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Commission will hold a public hearing on October 4, 2005, at 7:00 p.m., in the Commission Chamber of the Civic Center for assessing clean-up costs on the following property in the amount set forth:

1410 3<sup>rd</sup> Avenue Southwest . . . . . \$ 1,637.00

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 City Clerk's office prior to the time set for the hearing.

BY ORDER OF THE CITY COMMISSION

Peggy J. Bourne, City Clerk

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OFFICE USE ONLY

Publication Date: September 24, 2005

cc: Peggy J. Bourne, City Clerk

Account # 451-7121-572-3599

Owner: Three W's Inc.  
PO Box 1204  
Great Falls MT 59403-1204

(Attach itemized account)

Post on Property  
Property File

## ITEMIZED ACCOUNT FOR RECOVERY OF ABATEMENT COSTS

The following expenses were incurred during the cleanup of property at Lots 1 & 2, Block 11, Great Falls Community Hall Addition, Great Falls, Montana, more commonly known as 1410 3<sup>rd</sup> Avenue Southwest.

|  |                           |
|--|---------------------------|
| Administrative Fee   | \$ 200.00                 |
| Ownership and encumbrance report by <i>Stewart Title</i>           | \$ 110.00                 |
| Recording Fee  | \$ 12.00                  |
| Publishing – Legal Ad  | \$ 35.00                  |
| Demolition & cleanup by <i>MRTF &amp; Austin Reid Construction</i> | <u>\$ 1,280.00</u>        |
| <b>TOTAL EXPENSES INCURRED</b>                                     | <u><b>\$ 1,637.00</b></u> |