



## COMMUNITY SERVICES MINUTES

August 15<sup>th</sup>, 2023

### **In Attendance:**

#### ***Committee Members:***

Council Member Evelyn Reed  
Council Member Jeff Hamm  
Council Member Judd Hart  
Council Member Frank Baptist  
John Parton, Community Development Director  
Bruce Thomas, Code Enforcement Director  
Tom Farmer, Mayor

#### ***Council Members present:***

Council Member Jeff Hamm  
Council Member Steve Brown  
Council Member Judd Hart  
Council Member Frank Baptist  
Council Member Evelyn Reed  
Council Member Bill Donnor

Council Chair Evelyn Reed, declares a quorum and calls the meeting to order. Introductions are made around the room. ***Council Chair Reed made a motion to entertain approval of the July 11th minutes, Council member Bill Donnor made a motion, Council member Jeff Hamm seconded the motion. Motion carried.***

### ***Community Services Agenda:***

#### **ITEM A – NEW BUSINESS PROPOSED AMMENDMENT TO ORDINANCE 64 OF 2021 (FRANCHISE AGREEMENT PROCEDURES)**

Community Services Director, John Parton stated that Ordinance 64 of 2021 outlines the procedures for reviewing and awarding a franchise agreement. He said we've utilized that procedure in recent months. As the ordinance is currently written outlines is that a franchisee may submit their application within (7) days of a council meeting. This gives very little time to vet the vendor, have DRC review the application, nor does it provide the Community Services committee time to review the application. Included in everyone's packet is an amended recommendation that applications are submitted 30 days prior to the council meeting in order for the application to be considered. ***Council member Judd Hart made a motion to approve, Council member Bill Donnor seconded the motion. Motion carries.***

## ITEM B – DISCUSSION/REVIEW OF PROPOSED CONDEMNATIONS

Code Enforcement Director, Bruce Thomas presented the following properties:

1. **3012 Edison Avenue** – This property is adjacent to some developments, it's a very long, deep lot, approximately 80-90 feet wide. There are (2) structures on the lot, the main house that can be seen from the road. It is very overgrown and utilities haven't been on in the home since 2014. The landowners have been contacted but Code Enforcement has not received any feedback from them. They have received the notices and are local residents. The property was purchased in the last (10) years. Mr. Thomas states that the house is in bad shape and the property is terribly overgrown.
2. **1921 River Street** – This was originally thought to be a clean-up but the extent of the clean-up is so great that Mr. Thomas wanted the councils review and approval. He states that this is just short of a toxic sight. The house burned a couple of years ago. When Code Enforcement went in, they found hundreds of old tires and vehicles on the property. The front of the property has a camper and boat located on it as well as tires back in the woods. All the vehicles have been tagged and the owners have come in and taken out (3) vehicles and (1) boat. Mr. Thomas would like councils' approval to treat this as a condemnation.
3. **800 S. Summit Road** – No utilities at this location for (5) years. It's the rock house and it's falling into itself. Michael Scott, owner of the property approached the podium and introduced himself. He stated that there was a council meeting a few years ago with a gentleman who had halfway houses around the corner from his property. He said that property got shut down and they ended up in the house next to them. He states they couldn't even go in there due to hypodermic needles. Apparently, materials have been stolen by the squatters that have been living there. He states that the plan was to get it all cleaned up, put new services in but with all that has been going on, he just can't. (Very hard to hear comments by Mr. Thomas and council members being made in response to Mr. Scott). I could hear Council member Baptist ask if any no trespassing signs had been posted by Mr. Scott and if he had contacted the police about the trouble he was having, both to which he answered yes. Mr. Scott has plans to remodel the home. Council member Baptist asked if Mr. Scott had the skills to do the remodel work himself, what his timeline was, and if he had a budget and Mr. Scotts response was not really. Mr. Thomas stated that this house was like many from the past where the homeowner wants to come in and try to rehab the property. Mr. Thomas said he would like to proceed on with this to full council and that he will work with the homeowner.
4. **218 Jackman Street** – The structure is an apartment over a garage. It has a Jackman St address although the parcel in the house has a Pearl Street address. The structure is

leaning and falling into itself. It's been stripped out and sold twice in the last year. The homeowner has been notified and she is aware that the property isn't salvageable. Code Enforcement boarded the upstairs up because kids were getting in there. It's his recommendation that this house come down as well.

*Council member Judd Hart made a motion for a resolution for condemnation at 3012 Edison Avenue. Council member Baptist seconded the motion. Motion carries.*

*1921 River Street received a motion and a second for condemnation. Motion carries.*

*800 S. Summit Road received a motion and a second for condemnation. Motion carries.*

*218 Jackman Street received a motion and a second for condemnation. Motion carries.*

#### **OTHER BUSINESS -**

#### **ITEM A – REMINDER OF PLANNING COMMISSION TOWN HALL MEETINGS**

#### **ITEM B- DISCUSSION RELINQUISHING ANY EXISTING PROPERTY RIGHTS TO HUGHES CEMETERY**

Mr. Parton states that it has been brought to his attention that we may still have property rights. A title search has been requested on Hughes Cemetery. It's believed that we no longer have property rights but there's still some documentation stating that it was deeded over to the city at one time. The city attorney is researching this and will draft a document that will convey those rights back to the Hughes family and their descendants. Mayor Farmer stated that Attorney Drennon will draft a resolution that states the city has no interest in the Hughes Cemetery so that the family that wants to take it over can do so.

Director Parton had the council look at their handout that reflects where fiber companies are coming out and installing cable. We have no uniform layout or design in respect to utilities. This is very important and Todd Pederson, GM at Benton Utilities has proposed a layout and, on each side, there is placement for communication which is the fiber optic electrical. Gas and water will be located on either side with sewer being underneath the street. This will be for new subdivisions only.

There was a complaint made in regards to early morning trash pickup. The Noise Ordinance 29 of 2007 states from 10:00 p.m. to the following dawn and this varies from time to time throughout the year. The thought is we should be more specific about a time. No specific action needs to be taken, just consideration.

Council member Frank Baptist asked how many condemnations have been done this year, Mr. Parton replied with there have been more cleanups but about 7-8 have been what we call “raised properties”. There were no other comments or discussions.

Meeting Adjourned.