



COMMUNITY SERVICES MINUTES

June 14th, 2024

In Attendance:

Committee Members:

Council Chair – Ann Spencer Cole

Council Members present:

Council Member Shane Knight

Council Member Bill Donner

Council Member Jeff Morrow

Council member Jeff Hamm

Council Member Judd Hart

Council Member Steve Brown

Council Member Frank Baptist

Tom Farmer - Mayor

John Parton – Community Development Director

Council Chair Ann Spencer Cole 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 May 14th minutes, *Alderman Jeff Morrow made a motion to approve, Alderman Jeff Hamm seconded the motion. Motion carried.*

Community Services Agenda:

NEW BUSINESS –

CONDEMNATIONS AND LIENS

1215 Cherry Lane (Condemnation) – Mr. Parton stated the house is in bad shape. The owners have filed for a demo permit that was approved, the owners haven't paid for or picked up the permit. *Alderman Jeff Morrow made a motion to move forward with the condemnation, Alderman Jeff Hamm Seconded the motion. Motion carried.*

1203 Venturi Drive (Lien) – This property is primarily brush.

603 West South Street (Lien) – This property is the carwash. It was overflowing with debris going into neighbors' yards. The owner is going to take care of the cost of cleanup, however at the time of the meeting, they hadn't been by to pay.

1206 Misty Drive (Lien) – This property is primarily brush.

608 Misty Drive (Lien) - This property is primarily brush.

Alderman Shane Knight asked if the owners of the carwash at 603 West South Street was working with a valid business license. Mr. Parton stated that he believed they were but that he'd check with Bruce Thomas to verify. Mr. Knight addressed the mayor asking if they had to go through the lien process to recoup expenses that the city is out to clean up the property, what is the process or the legalities to revoke their business license until the lien is paid. He asked the mayor if he could check with the city attorney on this. Alderman Judd Hart stated that looking at the pictures provided if the trash could have been from a storm or high winds that just knocked the trash out of the cans and scattered it around. Mr. Parton stated that this particular property has been cleaned up (4) times and that this is a recurring pattern. ***Alderman Shane Knight made a motion to move items 2-5 through the lien process, Alderman Jeff Hamm seconded the motion. Motion carries.***

UPDATE PETITION DRAFT ORDINANCE ON ANNEXATION OF THE THOMAS PROPERTY TRACT 3-5

Mayor Farmer stated that before the last council meeting, when the state was asked what needed to be done, tracts 6-10 had already been annexed into the city back in 1965, and the county was unaware of this. At the time, it had to be pulled off the agenda to be made legal. Everything has since been made legal and has been filed at the clerk's office.

AIRBNB/VRBO UPDATE

Mr. Parton stated that the voluntary collection agreement that allows us to collect taxes was received by him. He has forwarded the documentation to the city attorney who stated it looked fine. It was also sent to Mandy Spicer, CEO and the A&P. A&P will be the ones to sign off on the contract. Mayor Farmer addressed a question asked by Alderman Knight regarding constantly having to amend the language. Mayor Farmer stated that the city attorney is working on constructing an ordinance. Alderman Steve Brown stated we should also look into and research Travelocity and Expedia as third-party booking agencies.

DISCUSSION OF THE CONDEMNATION CHECKLIST

Mr. Parton stated for the nuisance abatement we provide for situations where a condemnation might be necessary. The definition that's used in our ordinance 20 of 2021 says, "to a judge unfit for human occupancy". What constitutes someone that should be removed from that state of being condemned? Mr. Parton has received feedback from several sources. Code Compliance listed some examples such as vermin, mold, house not being secure, being structurally unstable. Mr. Parton said to use our definition, it needs to be fit for human occupancy to no longer be condemned. We should also follow that standard if we want to condemn it as well. Mr. Parton

is open to any guidance in terms of what can be used. Council Chair Cole asked when a home is condemned this means no one can live there. Mr. Parton said that was correct. She asked what if someone continues to live there, what is done at that point. Mr. Parton said that they don't want to condemn a home if someone is living there. There may be things out of our realm that need to be addressed like calling the Health Dept. Mr. Parton clarified that if a person was living in the home, we may issue a standard nuisance violation rather than a condemnation. Alderman Knight said that the Arkansas Department of Environmental Quality under annotative code 8-6-2005, have established nuisance properties to also include any development of vectors (mice, rats, snakes). They have a punch list that their environmental officers use while they're out inspecting properties for condemnations.

151 Border Street – A representative for this address approached the podium regarding the condemnation stating the structure was not secure, there's a tornado structure in the back that's not secure and the garage was falling down. The pictures provided show the house is secure now and the carport has been repaired. The yard looks better. The building is not complete yet. The exterior power is on, they are still working on the inside to do a complete rewire. There has also been some framing done. Mrs. Carr (owner) has said there have been some setbacks due to weather. They are requesting an additional 60 days to complete the repairs or completely take it off the condemnation list. *Alderman Bill Donner made a motion to grant a 60-day extension, Alderman Jeff Hamm seconded the motion. Motion carries. Alderman Jeff Morrow made a motion that they shouldn't have to come in every 30 days to report progress, Alderman Judd Hart seconded the motion. Motion carries.*

OLD BUSINESS –

MEETING ADJOURNED

