



COMMUNITY SERVICES MINUTES

November 12th, 2024

In Attendance:

Council Members present:

Council Member Jeff Hamm
Council Member Steve Lee
Council Member Shane Knight
Council Member Jeff Morrow
Council Member Bill Donner
Council Member Judd Hart
Council Member Frank Baptist
Council Member Ann Spencer Cole
Tom Farmer - Mayor
John Parton – Community Development Director
Bruce Thomas – Code Enforcement

Council Chair Ann Spencer Cole declares a quorum and calls the meeting to order. Introductions are made around the room. Council Chair Cole made a motion to entertain approval of the October 14th minutes, *Council member Bill Donner made a motion to approve, Council member Jeff Hamm seconded the motion. Motion approved.*

Community Services Agenda:

NEW BUSINESS

CONDEMNATIONS

Bruce Thomas approached the podium with the following condemnations and cleanup liens. The first condemnation **2921 Silica Heights**. This is right at the end of Canterbury. The standard letter that code enforcement sends out as well as photos were provided to the council. The utilities are still on in this structure. Mr. Thomas stated that in the 5 years he's been with the city, he can't recall anyone living there but that the structure is in bad shape. He said there's a hole in the roof and that the house is opened. Regular and certified letters have been sent, the house has been posted and there has been no response from the owners.

1913 South Market Street – Mr. Thomas said they are doing a condemnation on this house strictly because the house was burned. He stated they have been in touch with the owners of this property and that they are supportive of what's being done.

1406 Hwy 35 – This property started as a cleanup but the more they looked at the main structure on the property, the foundation mainly, it's basically gone on this house and it's beginning to sag. Mr. Thomas has talked to the owner of this property, and he acknowledges that it's not salvageable. The hope is that the owner will step up and tear the property down. Council member Judd Hart asked just how much time property owners are given to tear it down before the city steps in. Mr. Thomas stated they're given plenty of time.

210 Gun Street – Gun Street is right across the street from the new city hall. Code has spoken to the owner of this property. The structure seems to be in good shape for the most part, there is a hole in the roof. Utilities are on in this property. The house is not secured off the carport. You cannot see the backyard for the trash and weed growth. The gentleman that owns this property may or may not get to everything code enforcement needs him to do in a timely manner, but they are in talks with him.

4208 Edison - This is another burnout. This is located right before Aaronfield on the left. Mr. Thomas stated that they have spoken to the owner, and he suspects they'll end up having to do the work and sending them the bill.

413 Wanda Lane – If you were to drive by this property, you may not think it needed to be condemned. It was brought to the attention of Code Enforcement by the overgrowth of the vegetation. The more they started looking at it, they realized there were other issues as well. The roof is leaking, mold in the house, as well as the soffits being off. Mr. Thomas stated that he talked to the owner in June and was assured a contractor was being hired. This property was pulled off the condemnation list and 3 months after doing this, nothing was done. There has since been a permit pulled and some work has been done but at this point if it's pulled off the condemnation list again, work will stop.

Mr. Gary Gaither who resides at 402 Wanda approached the podium and stated that the above residence has been vacant for a couple of years. He went inside of it a couple of times over the summer and stated there was a dog left in the home, and it was allowed to mess in the house, there were rats and mice there as well. He stated something needs to be done to the home as it's an eyesore. Council member Shane Knight asked Mr. Thomas if he'd label this property a health hazard given the condition it's in described by Mr. Gaither. He said back in the summer he would have; he hasn't been back there since. There has been some interior work done since he was last there.

1114 Edgehill – This house is literally falling down. There are some foundation issues in this neighborhood. The interior has been stripped out and the ceilings have fallen out. The owner lives in Morrilton and Mr. Thomas has spoken to them. At one point, they thought they may come in and refurbish it but after realizing all the structural issues, the cost may be too much to handle.

Council member Shane Knight made a motion to send items 1-7 to the council for condemnation on individual ordinances. Council member Bill Donner seconded the motion, motion carries.

CLEAN-UPS

1003 Jackman – This property has been foreclosed on. The people just vacated the property after the foreclosure. The house was not secured. After sending the letter to the mortgage company and posting the property, code enforcement went in and secured the house and got it cleaned up. Code enforcement is requesting filing a lien through resolution. The total was \$1400.00.

301 East North Street – This is a shed has been falling apart and has not been secured for years. The owner has been trying to sell the property and was thinking she could take care of all the costs/fees with the sale of the property. Proper notification has been sent to the owner, the shed was torn down, cleaned up and hauled away. The total was \$2000.00.

Council member Shane Knight made a motion to move the clean-ups to the council for property remediation. Council member Judd Hart seconded the motion, motion carries.

CADC MEMORANDUM OF UNDERSTANDING THE FOOD COMMODITY DISTRIBUTION

Mayor Famer stated that this is an MOU that allows CADC to continue to run commodities through the Senior Center. They will supply all the workers and food. They'll make all the contacts and do whatever is necessary.

Council member Shane Knight made a motion to approve, Council member Steve Lee seconded the motion, motion carries.

OLD BUSINESS – NONE

DISCUSSION –

301 Primrose Condemnation Update – Mr. Thomas stated he'd been by the property and that some progress had been made. There has been a new roof put on the detached garage and a fence is going up. The interior of the house is being cleaned up and the yard is being kept up. Mr. Thomas said things are going in the right direction. The question was asked by Council member Knight how much more time do they give the homeowner? Mr. Thomas feels like specific timeframes need to be made and reports turned in to show progress. Council member Judd Hart said that if the deadlines aren't met then the council should move forward with tearing the structure down. Mr. Thomas stated the (4) things that needed to be done within time frames is the roof, walls, termites and mold. It was determined that this issue would be handed over to Bruce and John in the Community Development Department.

Petition to rename Dixie Street to Fuller Street – Mr. Parton provided documentation to the council members, specifically Ordinance 9 of 2016 which is the process of renaming streets. Ordinance 5 of 2020 was also provided which states that someone who lives on that street must

be the person that files the petition. There was a letter of petition filed on October 17th. The public hearing is scheduled for January 7th, 2025. Signatures have been gathered and verified and they have 34 more days to gather more signatures. Advertising must be run for the public hearing. They are working on signage and certified mail as well as certified mail to the homeowners. It was determined to have the city attorney review the documentation and have the current signatures verified.

OTHER - NONE

Meeting Adjourned

Meeting Adjourned

