

City of Fayetteville Staff Review Form

2017-0757

Legistar File ID

1/2/2018

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Yolanda Fields

12/15/2017

COMMUNITY RESOURCES (642)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of the Resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 171 E Meadow St. and to approve a budget adjustment in the amount of \$4715.00 for the balance of the project.

Budget Impact:

1010.642.6420-5315.04

1010 - General

Account Number

Fund

50033.1801

Raze and Removal

Project Number

Project Title

Budgeted Item? No

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? Yes

Item Cost \$ 4,715.00

Budget Adjustment Attached? Yes

Budget Adjustment \$ 4,715.00

Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



MEETING OF JANUARY 2ND, 2018

TO: Mayor and City Council
THRU: Yolanda Fields, Community Resources Director
FROM: David Carver, Code Compliance Administrator
DATE: December 14th, 2017
SUBJECT: Raze and Removal of Structure at 171 E Meadow St.

RECOMMENDATION:

Staff recommends approval of the Resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 171 E Meadow St. and to approve a budget adjustment in the amount of \$4,715.00 for the balance of the project.

BACKGROUND:

Service Request #172813 Case #23390: Code Compliance responded to a request concerning the structure located at 171 E Meadow St. The structure appeared to be in violation of Subsection 173.09(A), Unsafe Buildings, of the City Code of Ordinances.

On June 28th, 2017, a Notice of Violation was sent to the owner of record.

On July 11th, 2017, the same Notice of Violation was posted on the property.

By Ordinance, the property owner was given until August 11th, 2017 to acquire a building permit or to Raze and Remove the structure.

On December 3rd, 2017 a Notice of Public Hearing was published in the Northwest Arkansas Democrat-Gazette in regards to the January 2nd, 2018 Public Hearing.

DISCUSSION:

This address consists of a single story 520 square foot single family dwelling. The property has been highly problematic for Code Compliance with 18 requests for service in the past 5 years. Fayetteville's Police Department has also experienced issues with transient activity and have received 12 calls in the past 5 years between the subject structure and the adjacent vacant structure. The property owner has been inconsistent with communication and unresponsive as to any intentions for abatement. No building permits have been issued or applied for.

BUDGET/STAFF IMPACT:

If the property owner does not comply with the Raze and Removal order, Raze and Removal costs will be expensed at the current budget. A lien will be placed on the property for the incurred costs. The current budget balance is \$00.00, therefore, we are requesting a budget adjustment of \$4,715.00.

Attachments:

Attachments include the Process Summary, the Receipt of Bids, a Budget Adjustment, and a packet including notifications, property records, a map and photos.



CITY OF
FAYETTEVILLE
ARKANSAS

RECEIPT OF BIDS

OWNER(S): City of Fayetteville – Community Resources Division

ADDRESS: 171 E Meadow St

PROJECT No: Bid# 17-23390

PROJECT TITLE: Raze and Removal – Code Compliance Program

BID CLOSING DAY/DATE/TIME: November 20th, 2017 at 4:00 pm

CONTRACTOR: Redline Contractors BID AMOUNT: \$4,715.00

CONTRACTOR: M & M Excavators BID AMOUNT: \$6,300.00

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

Certified by: [Signature] Date: 11.20.17

Witness: [Signature] Date: 11.20.17



CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 17-23390

DATE ISSUED: November 12th, 2017

ADMINISTRATOR'S NAME: David Carver

PROJECT ADDRESS: 171 E Meadow St., Fayetteville, AR 72701

DATE OF OPENING: Monday, November 20th 2017 at 4:00pm

My total bid price for the Raze & Removal Project is:

\$ 4,715.00

(Bid will be valid for 120 days from Date of Opening)

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Date: 11/18/2017

Complete Business Address

Name of Firm: Redline Contractors Phone # 479-419-4100

Street address or P O Box
P.O. Box 1893

City / State/ Zip Code
Lowell / Arkansas / 72745

Printed Name: Kyle Sargent

Signature: [Signature] Title: Vice President

Federal Tax ID # 743070281 or SSN _____

State Contractor # 0133140518 City Business License # N/A



CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 17-23390

DATE ISSUED: November 12th, 2017

ADMINISTRATOR'S NAME: David Carver

PROJECT ADDRESS: 171 E Meadow St., Fayetteville, AR 72701

DATE OF OPENING: Monday, November 20th 2017 at 4:00pm

My total bid price for the Raze & Removal Project is:

\$ 6300.00

(Bid will be valid for 120 days from Date of Opening)

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Date: 11.17.17

Complete Business Address

Name of Firm: M: M Excavating Phone # 479-841-9285

Street address or P O.Box
377 Sulphur City Rd.

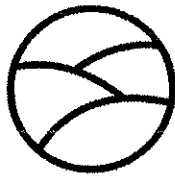
City / State / Zip Code Fay, AR 72701

Printed Name: Marcus Barker

Signature: [Signature] Title: owner

Federal Tax ID # 26-0611207 or SSN _____

State Contractor # 0191780518 City Business License # _____



CITY OF
FAYETTEVILLE
ARKANSAS

RAZE & REMOVAL PROJECT
BID#17-23390

ADMINISTRATOR: David Carver [email: dcarver@fayetteville-ar.gov]

PHONE # 479.444.3451 or 479.575.8260 **FAX #** 479.444.3445

PROJECT LOCATION: 171 E Meadow St., Fayetteville, AR 72701

WC Parcel # 765-12727-000

CONTRACTOR'S SCOPE OF WORK

- **RAZE&REMOVAL**

1. Completely tear down the entire dwelling.
2. Haul all contents inside the structure(s), debris from the structure(s), and other debris from the parcel to a legal landfill. All concrete associated with the structure(s) shall be removed from the lot (footings and slabs).
3. Mow and clean up parcel.

- **CLEANUP & DISPOSAL**

1. Provide proof, such as receipts, that the debris was hauled to a legal landfill.
2. The city encourages the bidder to consider all waste diversion methods for materials collected. Any methods of disposal, excluding a legal landfill, must be deemed acceptable by the city prior to bid submittal.
3. The yard shall be semi-level and mow-able when the demo work is completed and before payment will be made.
4. Contractor shall be responsible for capping wells, utilities and/or any other requirements pertaining to the demolition permit.

- **MISCELLANEOUS**

1. A Demolition Permit from the City of Fayetteville must be obtained before work begins. Demolition Permits are obtained through the Building Safety Division, 479-575-8233.
2. Proof of no less than \$250,000 liability insurance shall be provided by the contractor before work begins.
3. State Contractor License is required. A City Business License is required if your business is located in the city limits of Fayetteville.
4. If the situation is resolved by the property owner during the 30 day notice & comment period bids may be considered null & void.



CITY OF
FAYETTEVILLE
ARKANSAS

PROCESS SUMMARY
RAZE & REMOVAL

Property Address: 171 E Meadow St.

WC Parcel # 765-12727-000

Hansen Case # 23390

City Code: 173.09

- On May 31st, 2017 Code Compliance received a Request for Service regarding the structure located at 171 E Meadow St.
- A Notice of Violation was sent to the Owner of Record on June 28th, 2017
- The property was posted on July 11th, 2017
- On August 30th, 2017 the property was re-inspected and was found to still be in violation of City Code 173.09.
- On December 3rd, 2017 a Notice of Public Hearing was published in the Northwest Arkansas Democrat-Gazette in regards to the January 2nd, 2018 Public Hearing.

NORTHWEST ARKANSAS Democrat Gazette

AFFIDAVIT OF PUBLICATION

I Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

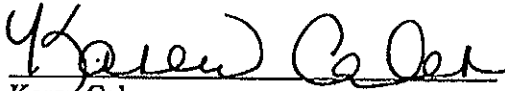
CITY OF FAYETTEVILLE

Notice to Property owners -171 Meadow St.

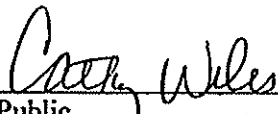
Was inserted in the Regular Edition on:

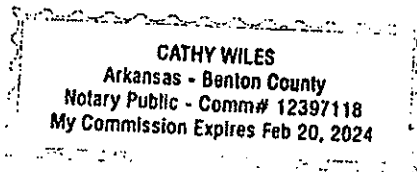
December 3, 2017

Publication Charges: \$ 89.68


Karen Caler

Subscribed and sworn to before me
This 6 day of Dec, 2017.


Notary Public
My Commission Expires: 2/20/2024



****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.

NOTICE TO PROPERTY OWNERS
City of Fayetteville
Code Compliance Program
RE: Enforcement of Fayetteville Code
173.09

Arkansas Code Ann. 14-56-203
Pursuant to A.C.A. 14-56-203 as 173.09 of
the Fayetteville Code, you are placed upon
Notice that the Fayetteville City Council
will conduct a public hearing to determine
if the dwelling located at 171 E Meadow St.
(WC Parcel # 765-12727-000) should be
Razed and Removed.

You are free to appear at this hearing to
present any evidence or statements. If you
need additional information concerning this
process or if you have information that we
are not aware of, please call the Code
Compliance Office at (479) 575-0860.
The hearing will be part of a regular City
Council meeting on January 2nd, 2018
beginning at 5:30pm at the City
Administration Building, 113 W. Mountain
St., Fayetteville, AR 72701. The City
Council Meetings are advertised in local
newspapers and will contain an item
concerning this hearing. You may also call
the Fayetteville City Clerk's Office (479-
575-8323) for information confirming the
date of the public hearing.
74355849 Dec, 3, 2017



CITY OF
FAYETTEVILLE
ARKANSAS

November 15th, 2017

Paul Brickman
604 63rd Place
Seat Pleasant, MD 20743

RE: Enforcement of Fayetteville Code 173.09
Arkansas Code Ann. 14-56-203

NOTICE TO PROPERTY OWNERS

Pursuant to A.C.A 14-56-203 as 173.09 of the Fayetteville Code, you are placed upon Notice that the Fayetteville City Council will conduct a public hearing to determine if the dwelling located at **171 E Meadow St. (WC Parcel # 765-12727-000)** should be Razed and Removed.

You are free to appear at this hearing to present any evidence or statements. If you need additional information concerning this process or if you have information that we are not aware of, please call the Code Compliance Office at (479) 575-0860.

The hearing will be part of a regular City Council meeting on **January 2nd, 2018** beginning at 5:30pm at the City Administration Building, 113 W. Mountain St., Fayetteville, AR 72701. The City Council Meetings are advertised in local newspapers and will contain an item concerning this hearing. You may also call the Fayetteville City Clerk's Office (479-575-8323) for information confirming the date of the public hearing.

Sincerely,

David Carver
Code Compliance Administrator

Cc: file

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Postage \$	
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



CITY OF
FAYETTEVILLE
ARKANSAS

Code Compliance Program
Unsafe Building Determination
UDC 173.09 (A)

Address / Location: 171 E Meadow St

WC Parcel # 765-12727-000

UDC 173.09 (A)



I recommend the raze and removal of the structure.



I recommend securing the structure.



I have determined that the structure above is NOT in violation of Subsection 173.09 (A) of the City of Fayetteville's Unified Development Code

[Signature]

Chief Building Official 6/22/2017 Date

Observations: FOUNDATION PROBLEMS; SUBSTANDARD ELECTRICAL, PLUMBING, NO
SOURCE OF HEAT; UNSAFE STAIR/PORCH; DILAPIDATED EXTERIOR;
ROTTEN FASCIA + TRIM; NO ELECTRICAL OR H₂O

PLEASE RETURN THIS FORM TO CODE COMPLIANCE

Date Sent: 5.31.17

Date Received: 6.22.17

UNSEC 171926 / UNSAFE 172813

Case# 23390-unsafe
23391-UNSEC.

[Signature]

Community Resources Division Director



171 E MEADOW ST





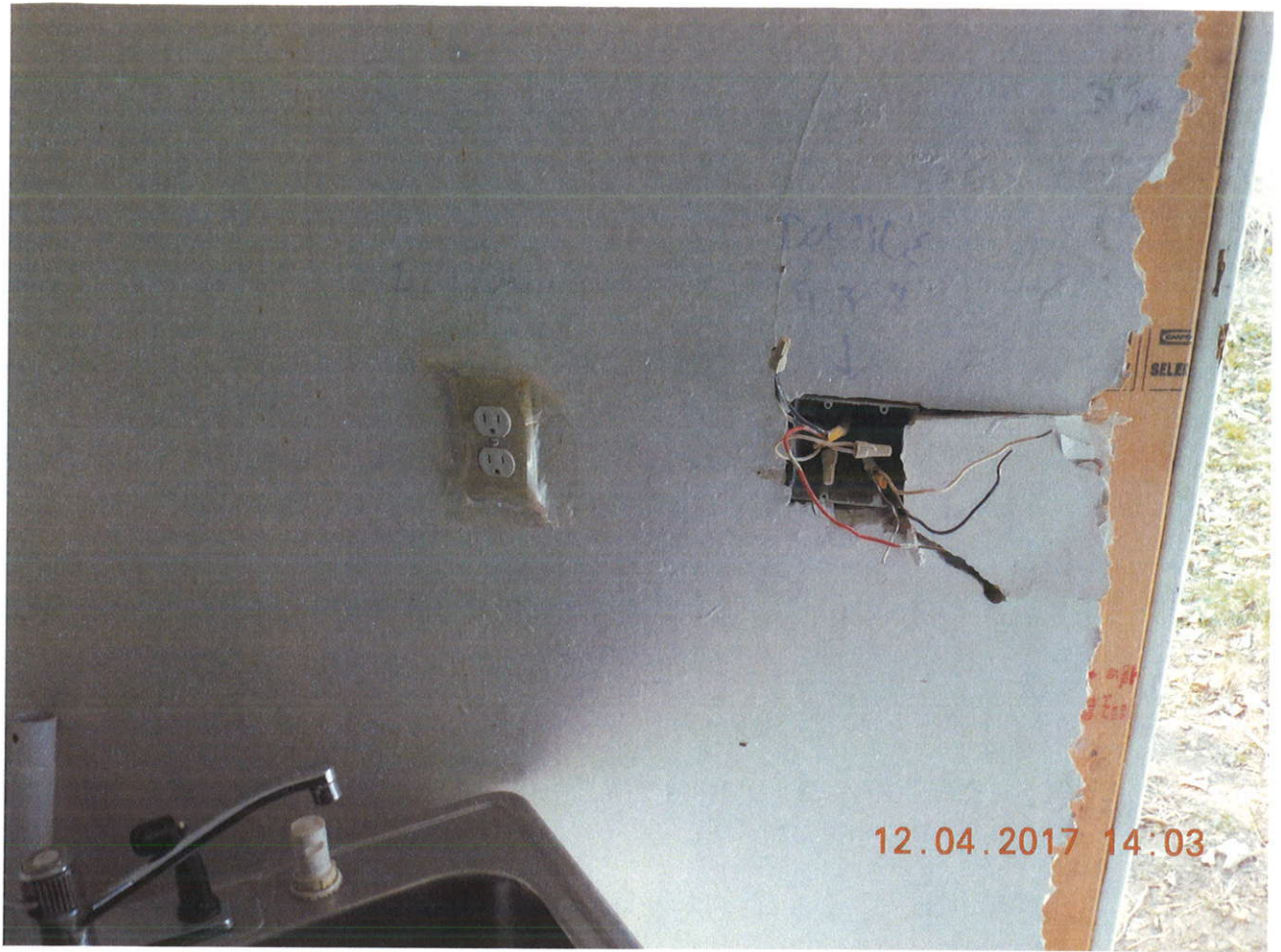














Parcel: 765-12727-000
 Previous Parcel: 145902-000-00
 As of: 12/12/2017 9:06:28 PM

ID: 47679

Washington County Report

Property Owner

Name: BRICKMAN, PAUL
Mailing Address: 604 63RD PLACE
 SEAT PLEASANT, MD
 20743
Type: (RI) Res. Improv.
Tax District: (011) FAYETTEVILLE SCH,
 FAY
Millage Rate: 57.45

Property Information

Physical Address: 171 E MEADOW ST
Subdivision: 15-16-30 COUNTY
 COURT PLAT
Block/Lot: N/A / N/A
S-T-R: 15-16-30
Size (Acres): 0.00
Legal: P L 27 F SW NW

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$20,000	\$4,000	\$4,000
Building	\$1,150	\$230	\$230
Totals	\$21,150	\$4,230	\$4,230

Taxes

Estimated Taxes:	\$243
Homestead Credit:	\$0

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.00	

Deed Transfers

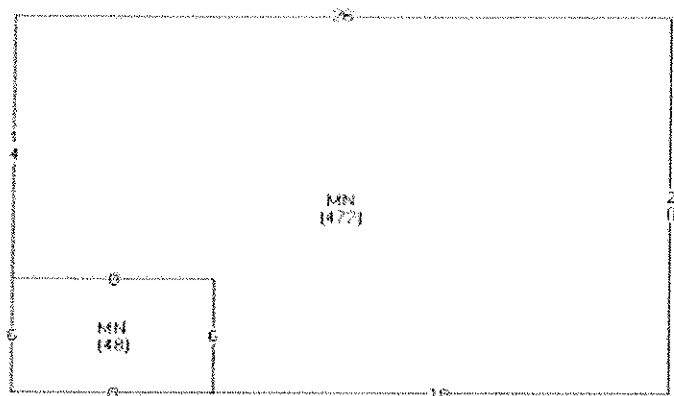
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

View Image	Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
	4/7/2003	2003	21652	Ltd Warr Deed			BRICKMAN, PAUL		Improved
	8/5/1974	873	793	Warr. Deed	0.00	\$0	TUCKER, CLOTEEN		
	3/29/1974	873	794	Warr. Deed			HATFIELD DEVELOPEMENT		
	6/14/1973	849	514	Warr. Deed			WILLIS, ROOSEVELT; WILLIS, EDDIE JR		

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Frame Siding Std.	520	6-10	100	1915	Poor	N/A

Exterior Wall:	SIDING	Plumbing:	Full: 1
Foundation:	Closed Piers	Fireplace:	Qty: 0
Floor Struct:	Wood with subfloor	Heat/Cool:	None
Floor Cover:	Carpet & Tile	Basement:	N/A
Insulation:	Ceilings	Basement Area:	N/A
Roof Cover:	Asphalt Shingle	Year Remodeled:	N/A
Roof type:	Gable	Style:	N/A

DataScout, LLC**Base Structure**

Item	Label	Description	Area
A	MN	Main Living Area	472
B	MN	Main Living Area	48

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2016	\$24,600.00	\$4,920.00
2015	\$24,600.00	\$4,920.00

Map



CITY OF
FAYETTEVILLE
ARKANSAS

VIOLATION NOTICE

September 21, 2017

Owner: PAUL BRICKMAN
604 63RD PLACE
SEAT PLEASANT, MD 20743

RE: Property @ 171 E MEADOW ST, Fayetteville, AR

WC Parcel # 765-12727-000

Case # 23390

Dear Property Owner:

It appears that your property contains a violation of the Fayetteville Unified Development Ordinance. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. If you need clarification of this notice or advice on how to correct the problem, please call our office at (479)575-8232 or (479) 575-8260.

Suspected Violation That Needs Correction:

§173.09 Unsafe Buildings. No persons, partnership, corporation or association, hereinafter referred to as "owner", shall keep or maintain any house or building within the corporate limits of the City which has become dilapidated, unsafe, unsanitary, or detrimental to the public welfare.

How This Violation Can Be Voluntarily Corrected:

By making repairs as needed or razing the structure and remove all debris from the lot. A building permit may be required, based on review of the Building Safety Director.

Possible Penalties:

If this violation is not corrected within thirty (30) days from the service of this notice, you can be issued a Criminal Citation for the above violation and be summoned to appear in court. Our office can also suggest the structure be razed and removed. The costs shall be charged to the owner(s) of the property and the city shall have a lien against such property for such costs. If you disagree with our conclusion that your property contains a violation of our ordinances, you have the right to appeal to the appropriate City Board, Commission or City Council. Please see City Code.

Sincerely,

WILLIAM BRYANT
Code Compliance Officer
code_compliance@fayetteville-ar.gov

Mailing Address:
113 West Mountain Street
Fayetteville, Arkansas 72701

9902 2196 0000 010E 9100

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<input type="checkbox"/> Adult Signature Required	\$
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City, State, ZIP+4 [®]	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

23390

Postmark Here

9-21-17

BB



CITY OF
FAYETTEVILLE
ARKANSAS

VIOLATION NOTICE

July 17, 2017

Owner: PAUL BRICKMAN
604 63RD PLACE
SEAT PLEASANT, MD 20743

RE: Property @ 171 E MEADOW ST, Fayetteville, AR

WC Parcel # 765-12727-000

Case # 23390

Dear Property Owner:

It appears that your property contains a violation of the Fayetteville Unified Development Ordinance. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. If you need clarification of this notice or advice on how to correct the problem, please call our office at (479)575-8232 or (479) 575-8260.

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Sincerely,

WILLIAM BRYANT
Code Compliance Officer
code_compliance@fayetteville-ar.gov

Mailing Address:
113 West Mountain Street
Fayetteville, Arkansas 72701

U.S. Postal Service™	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

23390

7-17-17

Postmark Here