

City of Fayetteville Staff Review Form

2022-1079

Legistar File ID

12/6/2022

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

Billy Bryant

11/17/2022

Building Safety (640)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of the Resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 3301 S. Coach Rd., and to approve a budget adjustment of \$17,500.00 for the project. The current balance of \$4,856.00 in 1010.640.6400-5315.04 has not been spent, but has already been included on another project (2022-0209).

Budget Impact:

1010.640.6400-5315.04	General
Account Number	Fund
50033.2203	Raze and Removal
Project Number	Project Title
Budgeted Item? <u>Yes</u>	Current Budget \$ 4,856.00
	Funds Obligated \$ 4,856.00
	Current Balance \$ -
Does item have a cost? <u>Yes</u>	Item Cost \$ 17,500.00
Budget Adjustment Attached? <u>Yes</u>	Budget Adjustment \$ 17,500.00
	Remaining Budget \$ -

V20210527

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF DECEMBER 6TH, 2022

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Dennis Sanders, Building Safety Director

FROM: Billy Bryant, Senior Code Compliance Officer

DATE: November 10, 2022

SUBJECT: Raze and Removal of Structure at 3301 S. Coach Rd.

RECOMMENDATION:

Staff recommends approval of a resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 3301 S. Coach Rd., and to approve a budget adjustment in the amount of \$17,500.00 for the project.

BACKGROUND:

The raze and removal case regarding 3301 S. Coach Rd. was opened on June 29, 2022, and a notice of violation was mailed out that day. Staff received the signed receipt showing the owner received the notice on July 11, 2022. This property has faced corrective action from Code Compliance on three separate occasions. Staff used city contractors to correct grass violations twice in 2018, and once in 2022. There is an inoperable vehicle that has resided on the property since 2006. These violations illustrate a history of non-compliance with city code for over a decade. Along with the grass and vehicle violations, the structure has also deteriorated past the point of repair.

DISCUSSION:

This address consists of a single family, one story, 2,737 square foot structure. Photos show separation in the foundation of the structure. The neglect of this structure has resulted in a rotting roof, rotting fascia and soffit that are falling off the structure. The porch surrounding the structure is rotted and falling through. The siding on the structure is covered in mildew and is buckling in some places. This amount of damage has left the structure uninhabitable for an unknown amount of time. These structural failures allow rain and moisture to get inside the structure, hindering it from being habitable even further. The property owner has not reached out to staff regarding this violation. Inspections indicate that the structure is not occupied.

BUDGET/STAFF IMPACT:

If the property owner does not comply with the Raze and Removal order, Raze and Removal costs will be expensed to the current budget. A lien will be placed on the property for the incurred costs. Following procedure, bids were received with \$17,500.00 representing the

lowest. The current budget balance of \$4,856.00 has not been spent but has already been included on another project (2141 N. Green Acres Rd).

Attachments:

- Budget Adjustment
- Process Summary
- Receipt of Bids
- Notifications
- Map
- Property Records
- Property Photos.



**FAYETTEVILLE
ARKANSAS**

**PROCESS SUMMARY
(RAZE & REMOVAL/LARGE SCALE CLEAN-UP)**

Property Address 3301 S Coach Rd

WC Parcel # 765-11183-000

Energov Case # CBLD-2022-000097

City Code: 173.08

- On 06/29/2022 Code Compliance received a Request for Service regarding the property located at 3301 S Coach Rd
- A Notice of Violation was sent to the Owner of Record on 06/29/2022
- The signed Return Receipt Card was received on 07/11/2022
- (or)
- The property was posted on __/__/20__
- On 08/11/2022 the property was re-inspected and was found to still be in violation of City Code 173.08



CITY OF
FAYETTEVILLE
ARKANSAS

RECEIPT OF BIDS

OWNER(S): City of Fayetteville – Building Safety Division

ADDRESS: 3301 S Coach Rd. PROJECT No: Bid# 22-000097

PROJECT TITLE: Raze and Removal – Code Compliance Program

BID CLOSING DAY/DATE/TIME: October 17th, 2022 at 4:00 pm

CONTRACTOR: Sweetser Construction Inc. BID AMOUNT: \$ 39,950.00
590 West Poplar
Fayetteville, AR 72703

CONTRACTOR: M+M Excavating BID AMOUNT: \$ 17,500.00
377 Sulphur City Rd
Fayetteville, AR 72701

CONTRACTOR: Declined to bid BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

Certified by: Bill Byrt Date: 10-17-22

Witness: [Signature] Date: 10-17-22



CITY OF
FAYETTEVILLE
ARKANSAS

RAZE & REMOVAL PROJECT
BID# 22-000097

ADMINISTRATOR: Billy Bryant [email: bbryant@fayetteville-ar.gov]

PHONE # 479.575.8232 or 479.601.6361 **F A X #** 479.444.3445

PROJECT LOCATION: 3301 S. Coach Rd., Fayetteville, AR 72701

WC Parcel # 765-11183-000

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

BID PROPOSAL FORM
BID 22-000097

DATE ISSUED: October 2nd, 2022

ADMINISTRATOR'S NAME: Billy Bryant

PROJECT ADDRESS: 3301 S. Coach Rd., Fayetteville, AR 72701

DATE OF OPENING: Monday October 17th, 2022 at 4:00pm

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

\$ 39,950.00

(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: 10/17/22

Complete Business Address

Name of Firm: Sweetser Construction, Inc. Phone # 479-443-3026

Street address or P O Box
590 West Poplar

City / State/ Zip Code
Fayetteville, AR 72703

Printed Name: William G. Sweetser

Signature: [Signature] Title: President

Federal Tax ID # 71-0399789 or SSN _____

State Contractor # 0027470423 City Business License # 1385



CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 22-000097

DATE ISSUED: October 2nd, 2022

ADMINISTRATOR'S NAME: Billy Bryant

PROJECT ADDRESS: 3301 S. Coach Rd., Fayetteville, AR 72701

DATE OF OPENING: Monday October 17th, 2022 at 4:00pm

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

\$ 17,500.00

(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: 10.17.22

Complete Business Address

Name of Firm: M's 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 Baker

Signature: [Signature] Title: Owner

Federal Tax ID # 26-0011207 or SSN _____

State Contractor # DB1780523 City Business License # _____



CITY OF
FAYETTEVILLE
ARKANSAS

October 25, 2022

Kevin Roy Calhoun
C/O Bank of Fayetteville Trust
PO Box 1728
Fayetteville, AR 72702

RE: Enforcement of Fayetteville Code 173.08
Arkansas Code Ann. 14-56-203

NOTICE TO PROPERTY OWNERS

Pursuant to A.C.A 14-56-203 as 173.08 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 **3301 S Coach Rd. (WC Parcel # 765-11183-000)** 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) 575-8237.

The hearing will be part of a regular City Council meeting on **December 6th, 2022** 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,

Billy Bryant
Senior Code Compliance Officer

7021 0350 0000 4714 3702

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

CERTIFIED MAIL



7021 0350 0000 4714 3702

7021 0350 0000 4714 3702

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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	
\$	
Total Postage and Fees	
\$	

Notice
of
Postmark
Here
Hearing
10-27-22

Sent To

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature
 X *Richard A. Russell* Agent
 Addressee

B. Received by (Printed Name) *Richard A. Russell* C. Date of Delivery *11.1.22*

7

KEVIN ROY CALHOUN
 C/O BANK OF FAYETTEVILLE TRUST
 PO BOX 1728
 FAYETTEVILLE, AR 72702

Address different from item 1? Yes
 delivery address below: No

RECEIVED
 NOV 09 2022



3. Service Type **CODE COMPLIANCE**

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Restricted Delivery

2. Article Number (Transfer from service label)
 7021 0350 0000 4714 3702



CITY OF
FAYETTEVILLE
ARKANSAS

Code Compliance Program
Unsafe Building Determination
UDC 173.08 (A)

Address / Location: 3301 S. Coach Rd.

WC Parcel # 765-11183-000

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 173.08 (A) of the City of Fayetteville's Unified Development Code

I recommend presenting the structure to City Council as a Property Nuisance for Raze & Removal

Bill Burt Code Compliance Admin. 6-29-22 Date

[Signature] City Building Official 6-29-22 Date

Observations: House is empty & falling in.

Case # CBLD-2022-000097

Building Safety Division Director

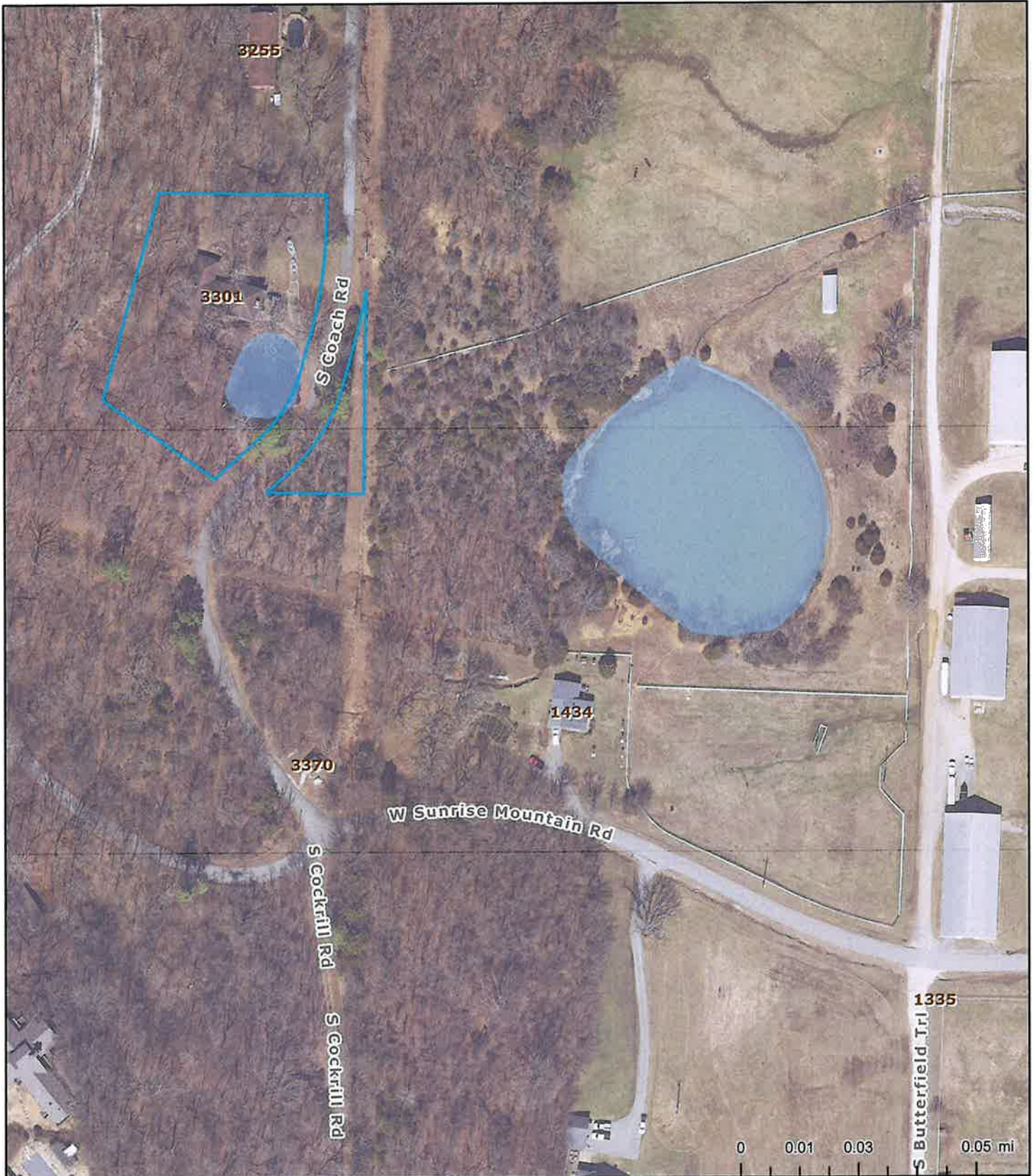


Exhibit
Fayetteville, AR

The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warranties with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

Created: 11/3/2022
Credits: City of Fayetteville, AR, 2022 Imagery | EagleView Technologies | Surdex Corporation
Map Author:

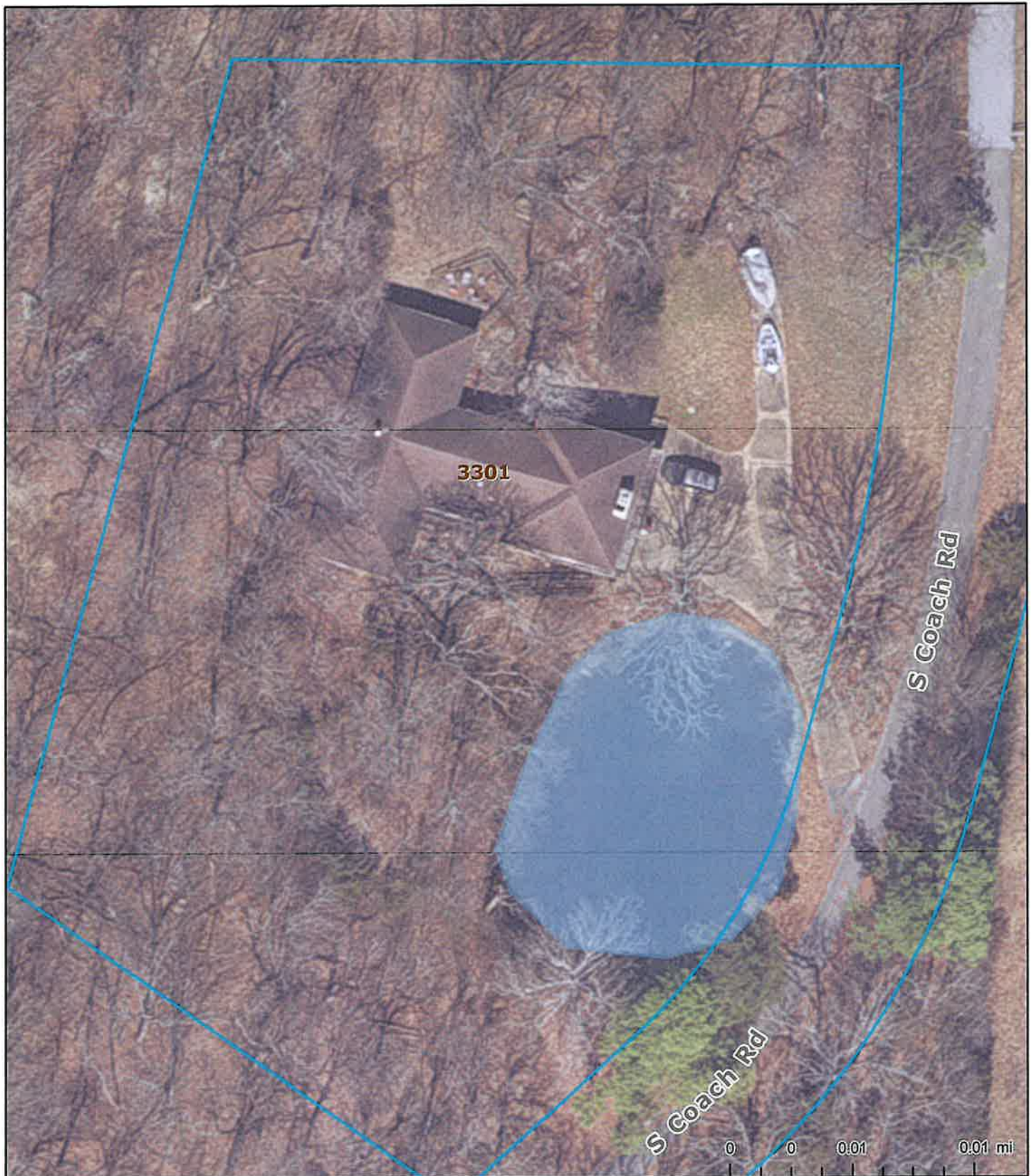


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Created: 11/3/2022
Credits: City of Fayetteville, AR, 2022 Imagery | EagleView Technologies | Surdex Corporation
Map Author:



CITY OF FAYETTEVILLE
125 West Mountain Street
Fayetteville, AR 72701

Case Number: **CBLD-2022-000097**

Violation Notice

Case Type: **Building**

Date Case Established: **06/29/2022**

Owner: Kevin Calhoun

Mailing Address

Kevin Calhoun
PO Box 1728
Fayetteville, AR 72702

Notice of Violation for the following location:

Address

Parcel

3301 S COACH RD
Fayetteville, AR 72701

765-11183-000

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 contact us.

Violation That Needs Correction: 173.08 - Unsafe Buildings - (Raze & Removal) - Unsafe Buildings - (Raze & Removal)

No person, 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.

Possible Penalties:

If this violation is not corrected within thirty (30) days from the service of this notice, a Public Hearing will be held for the approval of a raze & removal determination by the City Council. The costs shall be charged to the owner(s) of the property and the city shall have a lien against such property for the costs. If you disagree with our conclusion that your property contains a violation of our ordinances, you have the right to an appeal. Please see Chapter 155 of the Unified Development Code.

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.

Sincerely,

Derek Benjamin
Code Compliance Officer
479.601.6604
DBenjamin@Fayetteville-ar.gov

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Robert L. Russell Addressee

B. Received by (Printed Name) *Robert L. Russell* C. Date of Delivery *07.05.22*

Address different from item 1? Yes
 Delivery address below: No



KEVIN ROY CALHOUN
 C/O BANK OF FAYETTEVILLE TRUST
 PO BOX 1728
 FAYETTEVILLE, AR 72702

RECEIVED
JUL 11 2022



9590 9402 6893 1104 4818 58

3. Service type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

4. Restricted Delivery

DEVELOPMENT SERVICES

2 7021 0350 0000 4714 8592

PS Form 3811, July 2020 PSN 7530-02-000-9053

DB 897

Domestic Return Receipt

Lot numbered Four (4) in Block "A," Sunrise Mountain, a Subdivision of the West Half of the Northeast Quarter of Section 32, Township 16 North, Range 30 West, as shown upon the recorded plat thereof, on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Lot 5 Block "A" Sunrise Mountain Subdivision, as per plat on file with the Washington County Circuit Clerk and Ex-Officio Recorder.

Lot 5 and part of Lots 6 & 7, Block "A", Sunrise Mountain Addition, being described as follows, to-wit: Part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 16 North, Range 30 West, and being more particularly described as follows: To-wit: Beginning at a point which is 556.39 feet North and 434.82 feet East of the Southwest corner of said Forty acre tract, said point being on the East right of way of an existing County Road, and running along said road right of way the following bearing and distances: South 18 degrees 0 minutes West 20.91 feet, South 42 degrees 30 minutes East 22.13 feet, South 11 degrees 17 minutes East 67.55 feet, South 06 degrees 37 minutes East 136.28 feet, South 12 degrees 01 minutes East 42.25 feet, South 22 degrees 53 minutes East 48.05 feet, South 31 degrees 58 minutes East 52.78 feet, thence North 59 degrees 11 minutes East 193.85 feet to the West Right of Way of an existing County Road, thence along said road Right of Way the following bearings and distances: North 13 degrees 24 minutes West 50.0 feet, North 02 degrees 32 minutes West 42.69 feet, North 12 degrees 19 minutes East 55.0 feet, North 36 degrees 56 minutes East 50.0 feet, North 45 degrees 42 minutes East 33.71 feet, thence North 67 degrees 59 minutes West 155.53 feet to an existing fence corner, thence North 89 degrees 18 minutes West along an existing fence 167.57 feet to the point of beginning, containing 1.68 acres, more or less. LESS AND EXCEPT, Lot 5, Block "A," Sunrise Mountain Addition.

Subject to easements, right of ways and restrictions of record, if any.

Parcel: 765-11183-000
Previous Parcel: 144379-000-00
As of: 10/24/2022 9:44:23 PM

Washington County Report

Property Owner

Name: CALHOUN, KEVIN ROY
Mailing Address: C/O BANK OF FAYETTEVILLE TRUST
PO BOX 1728
FAYETTEVILLE, AR 72702
Type: (RI) Res. Improv.
Tax District: (952) GREENLAND SCH, FAY
Millage Rate: 51.80

Property Information

Physical Address: 3301 S COACH RD
Subdivision: SUNRISE MOUNTAIN
Block/Lot: 00A / 004
S-T-R: 32-16-30
Size (Acres): 0.00
Legal: LOT 4 BLOCK A

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	68,000	13,600	13,600
Building	114,150	22,830	22,830
Totals	182,150	36,430	36,430

Taxes

Estimated Taxes:	1,887
Homestead Credit:	0

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

Land

Land Use	Size	Units
N/A	1.000	House Lot
N/A	0.480	Acres
Total	1.48	

Deed Transfers

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

View Image	Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
	6/13/2011	2011	16538	Redem Deed	N/A	N/A	CALHOUN, KEVIN ROY	N/A	N/A
	12/12/2000	2000	103390	DeathCer	N/A	N/A	CALHOUN, KEVIN ROY	N/A	N/A
	12/11/2000	2000	103390	Warr. Deed	0.00	\$0	CALHOUN, LLOYD A; CALHOUN, KEVIN ROY	N/A	Improved
	1/1/1985	1078	61	N/A	0.00	\$0	CALHOUN, LLOYD A & MAURITA FAYE	N/A	N/A

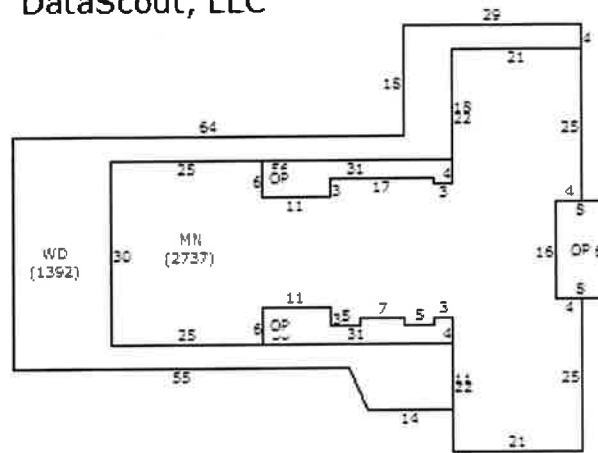
Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
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Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Frame Siding Std.	2737	3	39	1981	Average	N/A

Exterior Wall: FS	Plumbing: Full: 2 Half: N/A
Foundation: Closed Piers	Fireplace: Type: 2s Sgl. Qty: 1
Floor Struct: Wood with subfloor	Heat/Cool: Central
Floor Cover: Carpet & Tile	Basement: Unfin
Insulation: Ceilings Floors Walls	Basement Area: 700
Roof Cover: Fiberglass Shingle	Year Remodeled: N/A
Roof type: Hip	Style: N/A

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	2737
B	OP	Porch, open	128
C	WD	Wood deck	1392
D	OP	Porch, open	129
E	OP	Porch, open	136
F	FFB	Garage - frame finished, built	700

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Aggregate concrete	N/A	10 x 51	1	N/A	N/A
Aggregate concrete	N/A	41 x 42	1	N/A	N/A
Fence, split rail 2	N/A	340	1	N/A	N/A

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Wood deck	N/A	18 x 22	1	N/A	N/A
Aggregate concrete	N/A	8 x 200	N/A	N/A	N/A

Other Adjustments

Code	Type	Qty
FLOORC	T	274

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2021	182,150.00	36,430.00
2020	182,150.00	36,430.00
2019	171,750.00	34,350.00
2018	171,750.00	34,350.00
2017	171,750.00	34,350.00
2016	171,750.00	34,350.00
2015	171,750.00	34,350.00

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com





06-29-2022 09:27 AM

























































