

REGULAR CALLED MEETING BOARD OF DIRECTORS

Boardroom

February 17, 2015

5:30 p.m.

AGENDA

1. Call to Order Mayor James Calhoun
2. Invocation
3. Consider Minutes from the February 3, 2015 Regular Meeting
4. Consider Bid for the 2015 Street Rehabilitation Project
5. Consider Bids for the Line Relocation Project as it Relates to the Ouachita River Bridge
6. Consider Resolution of Condemnation
7. Consider Resolution of Contract of Obligation with ADEQ
8. Consider Ordinance for Establishing Animal Control Fees
9. Consider Nominations to the RCDC
10. City Manager's Report
11. Routine Business
12. Adjournment

MEMO

TO: CITY BOARD MEMBERS
FROM: CITY MANAGER JIMMY BOLT
SUBJECT: AGENDA February 17th, 2015

Items 1-3: Self-Explanatory

Item 4: An ad was run in the *Arkansas Democrat Gazette* for bids for the 2015 Street Rehabilitation. Only one bid was received and it was opened and read publicly on February 3. The bid was from Vance Brothers Inc. in the amount of \$3.35 per square yard. Attached is a recommendation from the Street Superintendent to award bid to Vance Brothers Inc.

Item 5: An ad was run in the *Arkansas Democrat Gazette* on January 4 and 11 and opened and read publicly on February 5, 2015 for this project. Attached is the bid tabulation and staff memo for your consideration.

Item 6: Attached is a resolution of condemnation for the property located at 314 South 2nd Street. Included are photos and the recommendation from Officer Free to condemn.

Item 7: Per attached memo the City operates a solid waste transfer station which is permitted by ADEQ. This permit is in need of updating and the resolution is attached for your consideration which authorizes the City Manager to sign the contract of obligation also attached.

Item 8: Attached is an ordinance for your consideration for a request to add a fee to the water bill with the monies to go to the Animal Control Department.

Item 9: Attached is recommendation to appoint members to the RCDC for the Boards confirmation.

Item 10-12: Self-Explanatory

**REGULAR CALLED MEETING
BOARD OF DIRECTORS**

**Boardroom
MEMBERS:**

February 3, 2015

5:30 P.M.

OTHERS:

Jason Jones, *Ward 1 Director*
Dick Rudolph, *Ward 2 Director, Vice Mayor*
Scott Byrd, *Ward 3 Director*
Joann Nelson, *Ward 4 Director*
Julian Jaeger, *Ward 5 Director*
Julie Winfrey, *Ward 6, At Large Director*
James Calhoun, *Ward 7, Mayor*

Jimmy Bolt, *City Manager*
Rendi Currey, *City Clerk*
Jamal Brown, *Press*

(see attached list)

CALL TO ORDER

Mayor Calhoun called the meeting to order at 5:30 p.m.

INVOCATION

Director Jones

APPROVAL OF MINUTES

A motion was made by Director Jaeger seconded by Director Rudolph to approve the minutes from the January 20, 2015 regular called meeting with certain changes. The changes were to remove the name of Mayor Hollingshead and replace it with Mayor Calhoun's name. The motion passed with a roll call vote and the vote was as follows:

Jason Jones	"Yes"	Scott Byrd	"Yes"
Joann Nelson	"Yes"	Julian Jaeger	"Yes"
Julie Winfrey	"Yes"	Dick Rudolph	"Yes"
Mayor Calhoun	"Yes"		

Director Nelson made the motion seconded by Director Winfrey to approve the minutes from the January 23, 2015 Special Work Session and January 29, 2015 Special Called meetings as presented. **The motion passed unanimously on a roll call vote.**

THIRD READING OF THE ORDINANCE REZONING PROPERTY FROM MEDIUM DENSITY RESIDENTIAL TO HIGHWAY-COMMERCIAL DISTRICT

During the last meeting Director Byrd made the motion seconded by Director Jaeger to place the ordinance on its second reading title only in the next regularly scheduled Board of Directors meeting. The Mayor called for the Clerk to read the ordinance title only. The Clerk read:

AN ORDINANCE TO REZONE CERTAIN PROPERTY IN THE CITY OF ARKADELPHIA, ARKANSAS KNOWN AS 141 N. 16TH STREET AND MORE ACCURATELY DESCRIBED AS A PARCEL OF LAND BEING A PART OF LOT 4 OF BLOCK 6 OF PEAKE'S SURVEY TO THE CITY OF ARKADELPHIA, ARKANSAS, AMENDING THE ZONING MAP OF THE CITY OF ARKADELPHIA, ARKANSAS; AND FOR OTHER PURPOSES

Director Winfrey made the motion seconded by Director Nelson to adopt this ordinance. **The motion passed unanimously on a roll call vote.**

CONSIDER PROCEDURAL RULES WITH AMENDMENTS

Manger Bolt stated that the review had been completed as requested by the Board. The changes have been implemented with what staff believes was the intent of the Board of Directors. There were motions and seconds made without any action taken so staff took some liberties while preparing. Staff would like to request the original language establishing the agenda be amended back to the language from 2013. Staff has the responsibility of executing the Board's budget and needs to have the ability to place items on the agenda as needed. Staff likes the idea of the Mayor confirming the agenda. It gives him the right to stop some random non city related or repetitive items being on the agenda.

The 2013 language read:

1.3 Agenda – The Agenda will be established by the City Manager in concurrence with the Mayor by Monday of the week prior to the week of the Board meeting. Agenda packages will be delivered on Friday of the week prior to the Board meeting, when a holiday conflicts the agenda package will be delivered on Monday of the following week. The agenda will be released to the news media and posted on the web site immediately after delivery to Board Members.

In addition the Board of Directors wants and needs a way to formally get items on the agenda. Staff recommends amending section 3.1 to:

Order of Business

3.1 Order of Business – Unless otherwise dictated by the content of the meeting, the agenda shall reflect the following format:

- a) Call to order
- b) Invocation
- c) Consider the minutes of the previous meetings.
- d) Attending Citizens
- e) Agenda items
- f) City Manager's report.
- g) **Future Agenda Items***
- h) Routine Business
- i) Adjournment

*Board Member request an item be placed on a future agenda and if he/she received a second the Board of Directors would vote on whether to include it or not.

Director Winfrey made the motion seconded by Director Jaeger to accept the procedural rules as presented with changes recommended by staff. **The motion passed 6 to 1 with Byrd voting "No" in a roll call vote.**

CONSIDER 2015 ALLIANCE CONTRACT

Manager Bolt stated this continuation of funding economic development by contracting with the Alliance is important in our effort to improve our quality of life. One of the key elements of economic development is showing of solidarity in a community, and whole regions. This relationship continues to be part of our long-term economic development strategy.

The contract includes requirements that the Alliance work closely with the City Manager and works to create strategies for economic development including retail. The contract is for

measurable items as listed in the contract: Shelley Loe Chamber Director spoke about the items listed:

- Work closely with the City Manager and Board of Directors with tangible measurable updates through quarterly meetings with the City Manager, mid-year report at City Board retreat and year end written report.
- Alliance staff will work closely with the Arkadelphia Parks and Recreation Department to advertise and promote four City events and tournaments.
- Staff will work jointly with the Downtown Arkadelphia organization to organize and oversee two downtown events.
- Staff will provide one annual event downtown with the goal of expansion annually.
- Staff will serve on the Downtown Arkadelphia Board, Downtown Merchants group and participate in twelve radio show announcements.
- The City will be the sponsor of three Chamber events as well as sponsoring the weekly e-newsletter.
- The Alliance and Area Chamber will host the annual Chamber Banquet to celebrate new business and industry as well as award those businesses whose success should be recognized.
- Offer four business seminars to Arkadelphia businesses through a partnership with the Henderson State University Small Business Technology Development Center.
- A 2015 Arkadelphia Relocation Guide will be created and 4500 printed to be used for retail, industry and tourism recruitment. Staff will be responsible for distribution within the city as well as provide guides for university recruitment efforts.

The City will pay \$30,000 for these services and commit to and conduct itself with a willingness to work with residents of Clark County, and the entire region, to achieve the purpose of economic and industrial development and to provide technical assistance as needed to the Alliance. The contract also calls for the city to assist the Alliance insofar as possible for the purpose of promoting the conditions necessary for economic development. Staff recommends approval of the contract with Arkadelphia Regional Economic Development Alliance and to authorize the City Manager to execute the contract. Director Jaeger made the motion seconded by Director Jones to approve the 2015 Alliance Contract and authorize the City Manager to execute the contract. **The motion passed unanimously on a roll call vote.**

2014 ACTIVITY AND FINANCIAL REPORT

Manager Bolt passed out the report and stated that this document is the Finance and Administration Activity Report as required by state law. The tough economic times continued to be challenging in 2014. Even with these challenges the City continued to provide a high level of service to the citizens of Arkadelphia and the surrounding community. Our financial position is healthy in a weak economy. To maintain our services we must continue to be innovative in our business models. Previously the Arkadelphia Board of Directors endorsed a Zero Waste Plan. The sustainability work we have done to investigate, educate ourselves, plan for, and participation in supporting programs will allow us to implement sustainable programs. The implemented changes to our sanitation system and police car system are paying us dividends. This has afforded us the opportunity to continue to work on building a cash reserve while modestly improving employee pay and replacing old equipment. I am hopeful the Utility systems master planning will achieve similar results. Our efforts will allow us to reduce our carbon foot print and maintain current service levels without increasing our operating cost. I believe our efforts will continue to pay dividends for many years into the future as we continue the journey. The Board adopted a "finish projects" mind set during the 2013 Board of Directors retreat. With that thought in mind the City is nearing completion of the YSC and continues to work on sidewalk. Please take the time to review the attached activity summaries from each department and see if we as staff have met the expectations of this Board. **No action required by Board.**

CITY MANAGER'S REPORT

- I would like to ask Chief Harris to come and speak to us about the new Camera system and Tasers that will be part of our standard operational procedures beginning tomorrow. Chief Harris spoke briefly about the new equipment and turned it over to Lt. Jackson for a presentation.
 - Lt. Jackson asked Cpl. Paull and Cpl. Taylor to stand and show the Tasers on their person and then presented a film that showed off the cameras audio and video capability.
- There will be a public open house on February 11 from 5 to 7 pm at the Town Hall to address the new master plan of the Arkadelphia Airport.
- Staff is working to prepare a campaign to educate the public on our trash bag voucher program. Staff anticipates having a detailed action plan for Mr. Bopp to report on at our next Board meeting.
- Staff is working to develop a contract of obligation with ADEQ for our Sanitation's Transfer system. This insures funds are available for a formal closing should one be required.
- I would like to thank folks for applying for the various committees' commission vacancies. Over the next couple of months I will be bringing back nominations for your consideration.
- The Planning Commission is holding a Public meeting to gather feedback concerning a proposed mobile food court ordinance; this hearing will at Town Hall on at 5:30 on February 12th.
- The YSC fencing contractor is purchasing materials and plans to start construction on February 9th or February 16th.
- The Water Department is working to select an engineering firm for improvements to our water production intake and pre-filtering process. Staff anticipates this item being on the Board's agenda during the second meeting of March.
- The Water Department expects to present bid results for a line relocation project as it relates to the Ouachita Bridge project at our next meeting.
- Water Utility staff is expecting to begin the engineering selection process for the "Red Hill Road" water line improvement and loop project. This also includes changes in certain pressure planes.
- The Street Department will be crack sealing in the morning on Clay between 5th and 6th.
- Downtown micro seal bid results were opened today and we plan to have that item on the next Board agenda for consideration.
- Derek Phillips has been hired as a Community and Special Events Director. He will start Monday.
- Staff is working to secure a grant for repairs to the Train Depot. Repairs would include roof work, painting and other items.
- Staff is working to secure another round of grants for another Streetscape project. We will be meeting with the 2025 Commission this week.

- Staff is still running behind schedule with the following projects: Feaster Trail crossing at Highway 67, Drainage Art, Codification, Selling the Armory, Programing the budget into financial software program, Sign Ordinance Review, and a mini Board retreat.

ROUTINE BUSINESS

Jason Jones, Ward 1-He thanked Chief Harris and Lt. Jackson for all their work on the new police equipment and the policy development. He stated he was sad about the loosing of Brett Powell from the community but wished him luck with his new endeavor. He stated to the Board Members if they have not driven down to the YSC they need to go and see the construction going on down there. He ended by saying that the City of Arkadelphia made a big score with the hiring of Derek Phillips.

Scott Byrd, Ward 3-He asked about the working session for the sign ordinance. Bolt stated that it is scheduled to follow the next regular Board of Directors Meeting. He stated he noticed that the second speed hump has been put in on 12th Street asked about the speed humps and if any more markings could be done to warn drivers. Bolt stated that the humps were constructed by standards. Bolt also gave the plan for more humps around HSU campus in the future.

Joann Nelson, Ward 4-She stated she would like everyone to keep Arkadelphia in prayer. Also she will be having a Ward 4 forum on February 24 at 6pm at the Rec Center.

Julian Jaeger, Ward 5-He asked that if emails of the Board agendas could be sent to citizens requesting it. Mr. Bolt stated that there are a few citizens that the agendas are emailed to however they are posted on the City's website. Ms. Currey stated that she has never told a citizen no if requested to receive the agenda packet by email. He thought that a competition between the Universities and all Arkadelphia public schools for recycling may be a good way to get the word out to recycling. Manager Bolt asked if he would like to volunteer to run that competition. Jaeger agreed. He asked if the nuisance ordinance could be updated to include empty lots. He ended with notice of a Ward 5 forum on February 10 at 6pm at the Rec Center. Mr. Bolt asked if he could attend both Ward 4 and Ward 5 forums and demonstrate the voucher/recycle program to both.

Julie Winfrey, Ward 6 Director at Large-She stated the Chris Brown's family and friends remain in her thoughts and prayers. She wants to thank all law enforcement involved in the capturing of the three individuals involved in his death.

Dick Rudolph, Ward 2 Vice Mayor-He announced Kenneth Sandifer is honoring all Public Safety staff with a dinner on February 19, 2015 from 5 – 6:30 at the Rec Center. Citizens can eat with those public safety staff for a donation of \$15 minimum. All public is invited to come after 7 pm to help honor those 260 people from our area.

James Calhoun, Mayor-He echoed what Director Winfrey had stated and our hearts go out to the family. All of our law enforcement worked really well together to solve that case and our hearts go out to the family of Callie Morris and thank law enforcement that helped find her. He stated that Mr. Garner from Tom Cotton's office had a good meeting with him and Manager Bolt. He has been very busy doing proclamations.

ADJOURNMENT

There being no more business to discuss, Director Byrd made the motion seconded by Director Nelson to adjourn. **The motion passed unanimously and the meeting adjourned at 6:47 p.m.**

James Calhoun, Mayor

Rendi Currey, City Clerk

**REGULAR CALLED MEETING
BOARD OF DIRECTORS**

Boardroom

February 3, 2015

5:30 p.m.

Nancy Anderson
Al Harris
Aaron Bopp
Stephen Bell
Harley Martinelli
Shelley Loe
Chuck Fitzsimmons
Jonathan Huber
Jason Jackson
Cpl. Paull
Cpl. Taylor



Office of the Street Superintendent
700 Clay Street
Arkadelphia, AR 71923
Office 870-246-9864
Fax 870-246-1813

February 10, 2015

Jimmy Bolt, City Manager
Cc: Board of Directors

RE: Bid Results for the Street Rehabilitation 2015 Project

An ad was run in the *Arkansas Democrat Gazette* for the Street Pavement Rehabilitation 2015 project. Only one bid was received; it was opened and read publicly on February 3, 2015. The bid was from Vance Brothers Inc. in the amount of \$3.35 per square yard.

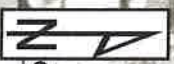
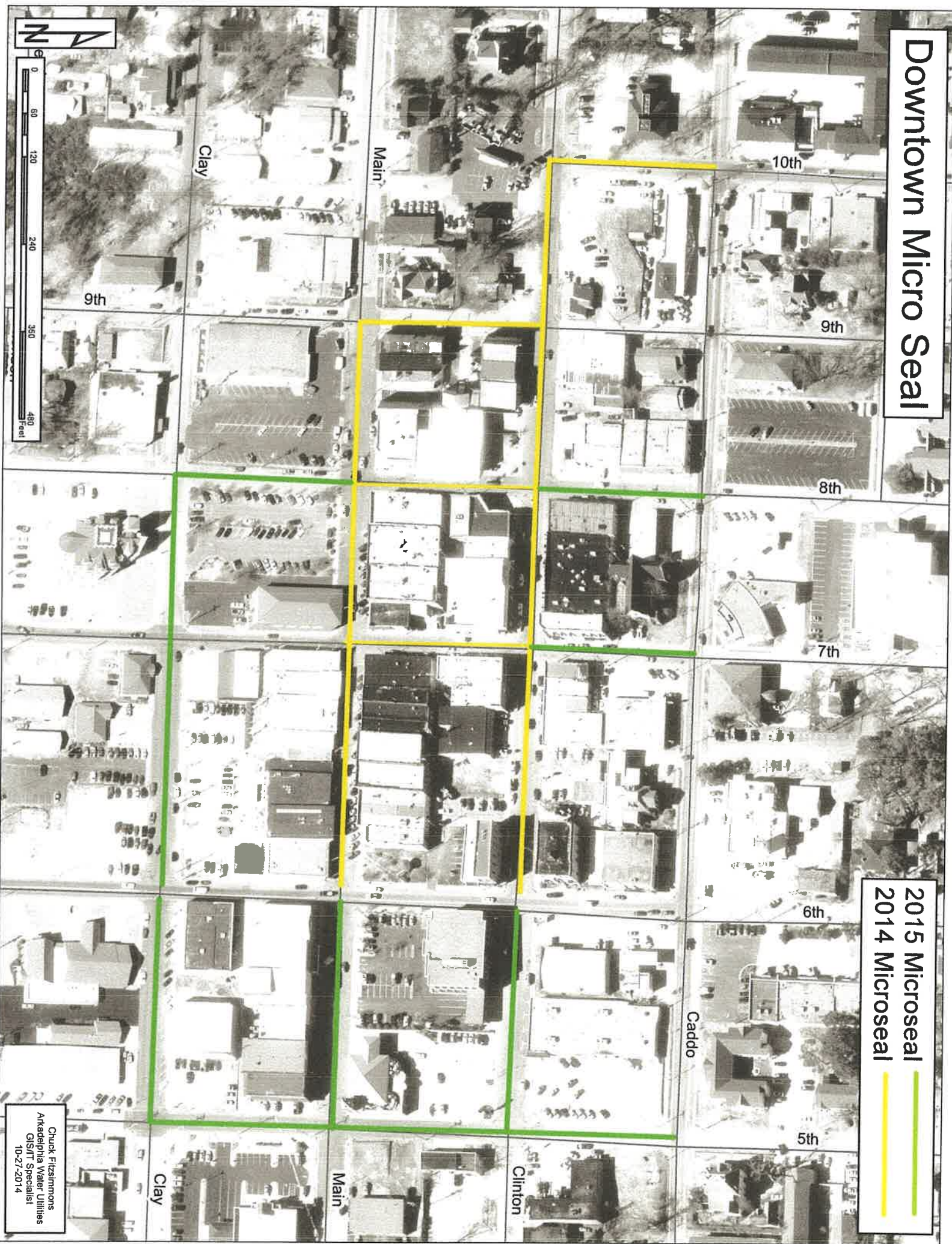
Staff recommends awarding the bid to Vance Brothers Inc. in the amount of \$3.35 per square yard.

Sincerely,

Kenny Myers
Street Superintendent

Downtown Micro Seal

2015 Microseal
2014 Microseal



Chuck Fitzsimmons
Arkadelphia Water Utilities
GIS/IT Specialist
10-27-2014



TO: ARKADELPHIA CITY BOARD OF DIRECTORS
CITY MANAGER JIMMY BOLT

FROM: BRENDA GILLS, UTILITIES MANAGER *B. Gills*

SUBJECT: CONTRACT FOR UTILITY LINE RELOCATIONS

ENCLOSURES: BID TABULATION FOR OUACHITA RIVER BRIDGE PROJECT
UTILITY LINE ADJUSTMENTS

DATE: FEBRUARY 12, 2015

You will find enclosed the Bid Tabulation for the water and sewer line adjustment/relocation work that we opened bids on recently. This is the work required by the Arkansas Highway Department as part of their bridge construction project. The low bidder for our work was Kraus Construction Company from Ft. Smith. Their bid was \$272,994.00 which was below the engineer's estimate of \$275,337.00. Kraus has an excellent reputation for their work. I presented this information to the Water & Sewer Committee at their meeting on February 11. They unanimously voted to recommend to the City Board to approve the low bid. Also, a point to remember is that this project is 100% reimbursable from the Arkansas Highway Department

STAFF'S RECOMMENDATION: TO ACCEPT THE LOW BID OF \$272,994.00 FROM KRAUS CONSTRUCTION AND TO AUTHORIZE CITY MANAGER JIMMY BOLT TO EXECUTE THE CONTRACT DOCUMENTS IN ORDER TO MOVE FORWARD WITH THE WATER AND SEWER LINE ADJUSTMENTS FOR THE OUACHITA RIVER BRIDGE PROJECT.



Bid Tabulation
OUACHITA RIVER BRIDGE
WATER AND SEWER LINE ADJUSTMENTS
ARKADELPHIA WATER AND SEWER UTILITIES
Bids Received on February 5, 2015 at 2:00 PM

Item	Description	Quantity	Unit	Township Builders, Inc Little Rock, AR		Kampco, Inc., Texarkana, TX		RBIS, LLC Texarkana, AR		Kraus Construction Co., LLC Fort Smith, AR		Belt Construction, Inc. Texarkana, TX		Twoho Inc. dba Bobo & Bain Construction Hope, AR	
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1.	Mobilization, Demobilization, Bonds, Insurance	Lump Sum		\$23,533.00		\$8,042.08		\$36,615.00		\$22,500.00		\$20,761.00		\$18,000.00	
2.	Swing Connections for Water Line	3 EA		\$6,000.00	\$18,000.00	\$4,029.58	\$12,088.74	\$4,720.00	\$14,160.00	\$5,000.00	\$15,000.00	\$4,237.00	\$12,711.00	\$5,438.20	
3.	6" Class 200 PVC Water Line	1,674 LF		\$18.00	\$30,132.00	\$20.33	\$34,032.42	\$32.40	\$54,237.60	\$21.00	\$35,154.00	\$22.65	\$37,916.10	\$30.45	
4.	6" Gate Valve and Box	1 EA		\$1,300.00	\$1,300.00	\$1,129.60	\$1,129.60	\$1,003.00	\$1,003.00	\$1,100.00	\$1,100.00	\$1,454.00	\$1,454.00	\$1,711.20	
5.	Water Line Fittings	Lump Sum		\$6,000.00		\$2,687.05		\$3,565.00		\$4,500.00		\$3,200.00		\$3,482.40	
6.	Water Service Connection	5 EA		\$800.00	\$4,000.00	\$1,324.11	\$6,620.55	\$1,687.00	\$8,435.00	\$600.00	\$3,000.00	\$987.00	\$4,935.00	\$814.32	
7.	Cut and Cap Existing Water Line	1 EA		\$1,100.00	\$1,100.00	\$1,311.90	\$4,337.00	\$4,337.00	\$700.00	\$700.00	\$1,130.00	\$1,130.00	\$686.40	\$686.40	
8.	Remove Hydrant	1 EA		\$300.00	\$300.00	\$566.33	\$1,925.00	\$1,925.00	\$400.00	\$400.00	\$1,130.00	\$1,130.00	\$2,000.00	\$2,000.00	
9.	Remove and Reinstall Hydrant	1 EA		\$2,200.00	\$2,200.00	\$4,540.39	\$5,787.00	\$5,787.00	\$2,100.00	\$2,100.00	\$2,359.00	\$2,359.00	\$4,015.20	\$4,015.20	
10.	Test and Disinfect Water Lines	Lump Sum		\$2,600.00		\$1,324.72		\$4,663.00		\$2,000.00		\$2,756.00		\$3,348.00	
11.	Sewer Service Connection	6 EA		\$800.00	\$4,800.00	\$6,121.20	\$6,121.20	\$6,121.20	\$4,026.00	\$900.00	\$5,400.00	\$971.00	\$5,826.00	\$1,473.00	
12.	4' Diameter Manhole (0-6')	5 EA		\$3,200.00	\$16,000.00	\$4,181.79	\$20,908.95	\$2,140.00	\$10,700.00	\$3,500.00	\$17,500.00	\$1,891.00	\$9,455.00	\$4,000.00	
13.	4' Diameter Manhole Extra Depth	2 VF		\$200.00	\$400.00	\$429.60	\$859.20	\$385.00	\$770.00	\$260.00	\$520.00	\$120.00	\$240.00	\$1,000.00	
14.	6' Diameter Manhole (0-6')	2 EA		\$6,400.00	\$12,800.00	\$5,006.61	\$10,013.22	\$4,903.00	\$9,806.00	\$6,000.00	\$12,000.00	\$4,181.00	\$8,362.00	\$6,000.00	
15.	Epoxy Coat 6' Diameter Manhole	2 EA		\$1,100.00	\$2,200.00	\$1,470.63	\$2,941.26	\$1,430.00	\$2,860.00	\$1,000.00	\$2,000.00	\$3,111.00	\$6,222.00	\$3,000.00	
16.	Connect to Existing Sewer Line or Force Main	3 EA		\$600.00	\$1,800.00	\$1,171.63	\$3,514.89	\$3,345.00	\$10,035.00	\$2,000.00	\$6,000.00	\$1,095.00	\$3,285.00	\$1,596.41	
17.	Flowable Fill Existing Manhole to be Abandoned	4 EA		\$700.00	\$2,800.00	\$656.86	\$2,627.44	\$3,620.00	\$14,480.00	\$800.00	\$3,200.00	\$1,887.00	\$7,548.00	\$1,500.00	
18.	Cut and Plug Sewer Line	4 EA		\$900.00	\$3,600.00	\$418.04	\$1,672.16	\$2,007.00	\$8,028.00	\$1,500.00	\$6,000.00	\$847.00	\$3,388.00	\$1,000.00	
19.	8" PVC Sewer	656 LF		\$45.00	\$29,520.00	\$36.12	\$23,694.72	\$26.50	\$17,384.00	\$60.00	\$39,360.00	\$24.40	\$16,006.40	\$42.99	
20.	8" DIP Sewer	337 LF		\$52.00	\$17,524.00	\$55.88	\$18,831.56	\$64.00	\$21,568.00	\$80.00	\$26,960.00	\$40.30	\$13,581.10	\$142.88	
21.	24" PVC Sewer	190 LF		\$100.00	\$19,000.00	\$67.03	\$12,735.70	\$77.30	\$14,687.00	\$130.00	\$24,700.00	\$68.20	\$12,958.00	\$136.02	
22.	Test Sewer Lines and Manhole	Lump Sum		\$8,000.00		\$2,343.26		\$3,850.00		\$1,500.00		\$5,870.00		\$4,892.00	
23.	Sod Sta 0+00 to 5+22	Lump Sum		\$10,000.00		\$7,569.55		\$6,060.00		\$2,400.00		\$9,786.00		\$10,440.00	
24.	Repair or Replace Disturbed Sidewalks, Driveways, Highways, Streets, Curbs, Shrubs, Edging, Walls, and Related Appurtenances	Lump Sum		\$86,467.00		\$85,558.75		\$23,017.00		\$29,000.00		\$104,628.00		\$10,000.00	
25.	Trench and Excavation Safety	Lump Sum		\$700.00		\$2,343.26		\$6,735.00		\$10,000.00		\$2,230.00		\$2,000.00	
	TOTAL BID			\$304,776.00		\$274,078.90		\$288,733.60		\$272,994.00		\$297,737.60		\$297,737.73	

This is a true and complete tabulation of the Bids received by the City of Arkadelphia on Thursday, February 5, at 2:00 PM for the Ouachita River Bridge Water and Sewer Line Adjustments, Arkadelphia, Arkansas.

Stewart Noland for

Stewart Noland, P.E.

*Arkadelphia Police Department
514 Clay Street
Arkadelphia, Arkansas 71923
Phone 870-246-4545 Fax 870-245-1812*

02- 17- 2015

To: Jimmy Bolt

CC: City of Arkadelphia Board of Directors; Ed McCorkle, City Attorney

From: Thomas Free

Re: Resolutions of Condemnation

To Jimmy Bolt , as a part of a cleanup effort in the community, City administrators and staff have increased their efforts to address this problem in the corporate city limits.

Ordinance B-470 provides for the condemnation and removal of houses , buildings, and/ or structures that constitute a nuisance within the city limits. It is also provides for a lien and a penalty on the property.

Staff has identified the house or structure located at 314 South 2nd Street Arkadelphia Arkansas a nuisances by posing a threat to one or more of the following: health, safety, welfare, and enjoyment of nearby properties. Staff has been unsuccessful in its attempt to get owner to respond to phone or mail to repair or demolish the building.

Staff Recommends that the City of Arkadelphia Board of Directors pass Resolutions of Condemnation for this above mentioned house / structures.

R-14-
RESOLUTION OF CONDEMNATION

WHEREAS, the Board of Directors of the City of Arkadelphia, Arkansas passed Ordinance B-470 entitled

"An Ordinance Providing for the Condemnation and Removal of Houses, Buildings and/or Structures Constituting a Nuisance within the Corporate Limits; Providing for a Lien on the Property; Providing a Penalty Therefore, and for Other Purposes", which was approved on July 16, 1987, and

WHEREAS, the Board, through the City's administrative staff, has notified the property owners that their property will be considered for condemnation because it constitutes a nuisance, and

WHEREAS, the Board has taken evidence from the City's administrative staff and from other interested parties, including property owners, if they so desired, concerning whether or not this certain house, building and/or structure within the corporate limits of the City of Arkadelphia, Arkansas is a nuisance, therefore

BE IT RESOLVED by the Arkadelphia City Board of Directors that the following described property is hereby declared to be a nuisance and condemned by Resolution according to Ordinance B-470.

<u>Property Owner/s</u>	<u>Description of Property</u>
<i>Noriega Alejandro</i>	<i>314 South 2nd Street Arkadelphia Ar 71923 Browning Addn 18</i>

The reasons the house, building and/or structure have been condemned as a nuisance are as follows: *This home is owned by Noriega Alejandro who lives in Mexico. A letter of resolution was placed on the property addressed to Noriega Alejandro explaining the violations on December 30, 2014. The home is in disrepair; termites have eaten the home; the back of the home is near falling in on present resident. The home has roof and structure failure. This home has illegal and unsanitary plumbing to the extent of the resident putting human feces in the trash for city employees to have to handle. Resident has also used a 5- gallon bucket for human feces then poured the feces out in yard. When it rains, the feces wash into the neighbor's yard. The home has dangerous electrical violations (exposed wiring and outlets with no covers.) The breaker box has no cover and is not properly grounded . The floor has rotted out and boards have been nailed over the holes to walk on.*

This home is dilapidated, unsightly, unsafe, unsanitary, obnoxious, and detrimental to the public welfare. This home is a nuisance by posing a threat to one or more of the following : health, safety, welfare, and enjoyment of nearby properties.

IT IS FURTHER RESOLVED that the owner is to be notified thereof as set forth in Ordinance No. B-470. If the house, building, and/or structure declared to be a nuisance have not been torn down and removed, or said nuisance otherwise abated within thirty (30) days after posting a true copy of this Resolution at a conspicuous place on the house, building, and/or structure; then the house, building, and/or structure constituting the nuisance will be torn down and/or removed by the City Engineer or his

duly designated representative. The City shall have a lien and a penalty on the property to recover its costs associated with the removal of said house, building, and/or structure.

APPROVED this _____ day of _____, 2015

PASSED:

James Calhoun , Mayor

ATTEST:

Rendi Currey, City Clerk

City of Arkadelphia
Police Department
514 Clay Street • Arkadelphia, Arkansas 71923
Phone (870) 246-4545 • Fax (870) 246-1812

VIOLATION REPORT

Date: 12.30.2014
Violation address: 314 South 2nd Street Arkadelphia AR 71923
Name of owner/agent/responsible party: Noriega Alejandro
Address: _____
City: _____ State: _____ Zip Code: _____
Phone No.: _____

This is to serve notice that the above-listed property is in violation of Ordinance No. 0-02-03

“AN ORDINANCE CONCERNING NUISANCES CONSISTING OF WEEDS, RANK GRASS, GARBAGE, RUBBISH AND OTHER UNSIGHTLY AND UNSANITARY ARTICLES; REQUIRING PROPERTY OWNERS TO ELIMINATE, FILL UP OR REMOVE STAGNANT POOLS OF WATER OR ANY OTHER UNSANITARY THING, PLACE OR CONDITION WHICH MIGHT BECOME A BREEDING PLACE FOR MOSQUITOS, FLIES AND GERMS OR OTHERWISE HARMFUL TO THE HEALTH OF THE COMMUNITY; PRESCRIBING A PROCEDURE TO BE FOLLOWED IN SUCH CASES TO INCLUDE BUT NOT BE LIMITED TO A LIEN ON PROPERTY AND FINES; AND FOR OTHER PURPOSES.”

Sections of ordinance that are alleged to be in violation: B-470

House is in need of repairs. Termites have ate up rafters house is falling into
disrepair. heater

Reasons for issuance: Electric wire is not up to code, wiring is a fire hazard.

Toilet does not have running water & toilet is not bolted to floor.

Please correct all violations listed above within 30 days. If alleged violations are not voluntarily corrected within the stated time as set forth in this notice, the city employee designated by the city manager or his/her duly authorized agent or representative, shall institute legal proceedings charging the responsible person with a violation of this section.

If you would like to contact the code enforcement officer regarding this matter. the office hours are Monday through Friday from 8:00 a.m. to 4:00 p.m.

Shonae Furr

Officer
870-402-1100

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Badge Number