

AGENDA

PROPERTY OWNERS APPEAL BOARD PUBLIC HEARINGS

SEPTEMBER 24 & 25, 2019 ~ 6:00 P.M.
CITY OF FORT SMITH POLICE DEPARTMENT
BARTLETT COMMUNITY ROOM
100 SOUTH 10TH STREET

CALL TO ORDER – Tuesday, September 24, 2019

ROLL CALL

- Karen Lewis (Chair) Megan Raynor Joel Culberson
 Dennis Shaeffer Bobbie Woodard-Andrews

STATEMENT OF QUALIFICATIONS AND INTRODUCTION OF CITY STAFF

ITEMS OF BUSINESS

1. **504 North 36th Street**
 RSVP: August 15, 2019
 Owner(s): Matthew 25 14 Investment, LLC
 Cleaned: June 14, 2018 \$265.52
 July 14, 2018 \$236.02
 TOTAL \$501.54

2. **8704 South 30th Street**
 RSVP: August 21, 2019
 Owner(s): Vasiliki Investments, LLC
 Cleaned: June 13, 2018 \$302.63
 July 30, 2018 \$213.85
 November 14, 2018 \$256.85
 TOTAL \$773.33

3. **915-917 South 18th Street**
 RSVP: September 9, 2019
 Owner(s): Dennis L. & Sharilyn K. Dobbins
 Cleaned: September 7, 2018 \$499.18

OTHER

ADJOURN

CALL TO ORDER ~ Wednesday, September 25, 2019

ROLL CALL

- Karen Lewis (Chair) Megan Raynor Joel Culberson
 Dennis Shaeffer Bobbie Woodard-Andrews

STATEMENT OF QUALIFICATIONS AND INTRODUCTION OF CITY STAFF

ITEMS OF BUSINESS

1. **1104 South 25th Street**
 RSVP: August 21, 2019
 Owner(s): RF Properties, LLC
 Cleaned: November 6, 2018 \$245.90

2. **1620 Dallas Street**
 RSVP: September 18, 2019
 Owner(s): Divine Property Management, LLC
 Cleaned: March 7, 2019 \$219.64

3. **1621 Fresno Street**
 RSVP: September 18, 2019
 Owner(s): Divine Property Management, LLC
 Cleaned: March 7, 2019 \$201.69

OTHER

ADJOURN

CHRONOLOGY OF PROPERTY ABATEMENT

9/24/2019

Inspector: Shawn Gard

ECS	ADDRESS	OWNER
E18-1433	504 North 36th Street	Lavern Goss

- May 16, 2018 (Complaint)**
The property was inspected and found to be in violation of overgrowth. A 7 day Cleanup Notice was issued and posted on the property.
- May 17, 2018**
Neighborhood Services office staff verified ownership through the Sebastian County Assessor's website. A first class letter was sent to the owner along with a copy of the Notice.
- May 24, 2018**
A second inspection was conducted and the property remained in violation.
- May 25, 2018**
A property legal search was conducted by the office staff and verified ownership through the County Assessor's website. Arkansas Senate Bill 372 Item (7)(A) requires that any lienholders be given a 7 day notice prior to undertaking any work on a property. A legal search was performed and a mortgage was found with Regions Bank.
- May 25, 2018**
A copy of the Notice along with a cover letter was sent via certified mail to the owner, Lavern Goss, and Regions Bank.
- May 29, 2018**
Receipt of the certified mail was received and signed by Chere Davis on behalf of the owner, and Candice Dunn on behalf of Regions Bank. The posting on the property and sending of the certified letters met the requirements of legal notification.
- June 7, 2018 (Final Inspection)**
The property was inspected and remained in violation. It was documented via digital media for the violation outlined and assigned to a contractor for abatement. The contractor abated the property violation as follows:

Abatement Costs and Associated Fees were assessed as follows:

	<u>June 14, 2018</u>	<u>July 27, 2018</u>
Contractor	\$ 70.00	\$ 52.50
Photo	20.00	8.00
Landfill	0.00	0.00
Neighborhood Services	116.01	116.01
Finance	<u>59.51</u>	<u>59.51</u>
Total	\$265.52	\$236.02

CHRONOLOGY OF PROPERTY ABATEMENT

9/24/2019

Inspector: Shawn Gard

ECS	ADDRESS	OWNER
E18-1334	8704 South 30th Terrace	Elmer J. or Ora Dimes

- May 10, 2018 (Numerous Complaints Received)**
The property was inspected and found to be in violation of overgrowth and dead limbs. A 7 day Cleanup Notice was issued and posted on the property.
- May 11, 2018**
Neighborhood Services office staff verified ownership through the Sebastian County Assessor's website. A first class letter was sent to the owner along with a copy of the Notice.
- May 18, 2018**
A second inspection was conducted and the property remained in violation.
- May 21, 2018**
A property legal search was conducted by the office staff and verified ownership through the County Assessor's website. Arkansas Senate Bill 372 Item (7)(A) requires that any lienholders be given a 7 day notice prior to undertaking any work on a property. A legal search was performed and no lien holders were found.
- May 21, 2018**
A copy of the Notice along with a cover letter was sent via certified mail to the owner, Elmer J or Ora Dimes.
- June 1, 2018**
The certified mail was returned "Unclaimed." The posting on the property and sending of the certified letter met the requirements of legal notification.
- June 8, 2018 (Final Inspection)**
The property was inspected and remained in violation. It was documented via digital media for the violations outlined, and assigned to a contractor for abatement. The contractor abated the property violations as follows:

Abatement Costs and Associated Fees were assessed as follows:

	<u>June 13, 2018</u>	<u>July 30, 2018</u>	<u>November 14, 2018</u>
Contractor	\$ 87.50	\$ 35.00	\$ 70.00
Photo	18.00	8.00	16.00
Landfill	26.28	0.00	0.00
Neighborhood Services	111.34	111.34	111.34
Finance	<u>59.51</u>	<u>59.51</u>	<u>59.51</u>
Total	\$302.63	\$213.85	\$256.85

CHRONOLOGY OF PROPERTY ABATEMENT

9/24/2019

Inspector: Scott Hamilton

ECS	ADDRESS	OWNER
E18-2270	915-917 South 18th Street	Dennis & Sharilyn Dobbins

- **August 7, 2018**

The property was inspected and found to be in violation of general parking, overgrowth, open storage, and trash/debris. A 7 day Cleanup Notice was issued and posted on the property.

- **August 8, 2018**

Neighborhood Services office staff verified ownership through the Sebastian County Assessor's website. A first class letter was sent to the owner along with a copy of the Notice.

- **August 15, 2018**

A second inspection was conducted and the property remained in violation.

- **August 16, 2018**

A property legal search was conducted by the office staff and verified ownership through the County Assessor's website. Arkansas Senate Bill 372 Item (7)(A) requires that any lienholders be given a 7 day notice prior to undertaking any work on a property. A legal search was performed and no lien holders were found.

- **August 16, 2018**

A copy of the Notice along with a cover letter was sent via certified mail to the owners, Dennis & Sharilyn Dobbins.

- **August 20, 2018**

Receipt of the certified mail was received and signed by Sharilyn Dobbins on August 18, 2018. The posting on the property and sending of the certified letters met the requirements of legal notification.

- **August 27, 2018 (Final Inspection)**

The property was inspected and remained in violation. It was documented via digital media for the violations outlined and assigned to a contractor for abatement. The contractor abated the property violations as follows:

Abatement Costs and Associated Fees were assessed as follows:

	<u>September 7, 2018</u>
Contractor	\$105.00
Photo	8.00
Landfill	230.00
Neighborhood Services	96.67
Finance	<u>59.51</u>
Total	\$499.18

NOTE: Landfill charges are for the disposal of tires, required by ADEQ.

CHRONOLOGY OF PROPERTY ABATEMENT

9/25/2019

Inspector: Scott Hamilton

ECS	ADDRESS	OWNER
E18-0434	1104 South 25th Street (Rental)	RF Properties, LLC

- **October 1, 2018**

The property was inspected and found to be in violation of overgrowth, trash/debris, appliances, and open storage. A 7 day Cleanup Notice was issued and signed for by the tenant.

- **October 2, 2018**

Neighborhood Services office staff verified ownership through the Sebastian County Assessor's website. A first class letter was sent to the owner and tenant along with a copy of the Notice.

- **October 9, 2018**

A second inspection was conducted and the property remained in violation.

- **October 9, 2018**

A property legal search was conducted by the office staff and verified ownership through the County Assessor's website. Arkansas Senate Bill 372 Item (7)(A) requires that any lienholders be given a 7 day notice prior to undertaking any work on a property. A legal search was performed and no lien holders were found.

- **October 10, 2018**

A copy of the Notice along with a cover letter was sent via certified mail to the owner, RF Properties LLC.

- **October 23, 2018**

Receipt of the certified mail was received, but contained no signature; however, such confirms the letter was retrieved. The posting on the property and sending of the certified letter met the requirements of legal notification.

- **October 30, 2018**

The property was inspected and remained in violation. It was documented via digital media for the violations outlined and assigned to a contractor for abatement. The contractor abated the property violations as follows:

Abatement Costs and Associated Fees were assessed as follows:

	<u>November 6, 2018</u>
Contractor	\$ 61.25
Photo	10.00
Landfill	22.47
Neighborhood Services	92.67
Finance	<u>59.51</u>
Total	\$245.90

CHRONOLOGY OF PROPERTY ABATEMENT

9/25/2019

Inspector: Scott Hamilton

ECS	ADDRESS	OWNER
E19-0323	1620 Dallas	Divine Property Management, LLC

- **January 31, 2019**
The property was inspected and found to be in violation of appliances and indoor furniture. A 7 day Cleanup Notice was issued and posted on the property.
- **February 1, 2019**
Neighborhood Services office staff verified ownership through the Sebastian County Assessor's website. A first class letter was sent to the owner along with a copy of the Notice.
- **February 8, 2019**
A second inspection was conducted and the property remained in violation.
- **February 11, 2019**
A property legal search was conducted by the office staff and verified ownership through the County Assessor's website. Arkansas Senate Bill 372 Item (7)(A) requires that any lienholders be given a 7 day notice prior to undertaking any work on a property. A legal search was performed and no lien holders were found.
- **February 11, 2019**
A copy of the Notice along with a cover letter was sent via certified mail to the owner, Divine Property Management, LLC.
- **February 27, 2019**
The certified letter was returned "Unclaimed." The posting on the property and sending of the certified letter met the requirements of legal notification.
- **March 6, 2019 (Final Inspection)**
The property was inspected and remained in violation. It was documented via digital media for the violations outlined and assigned to a contractor for abatement. The contractor abated the property violations as follows:

Abatement Costs and Associated Fees were assessed as follows:

	<u>March 7, 2018</u>
Contractor	\$ 35.00
Photo	10.00
Landfill	24.30
Neighborhood Services	90.80
Finance	<u>59.54</u>
Total	\$219.64

CHRONOLOGY OF PROPERTY ABATEMENT

9/25/2019

Inspector: Scott Hamilton

ECS	ADDRESS	OWNER
E19-0324	1621 Fresno	Divine Property Management Phase II, LLC

- January 31, 2019**
The property was inspected and found to be in violation of appliances, dead limbs, and indoor furniture. A 7 day Cleanup Notice was issued and posted on the property.
- February 1, 2019**
Neighborhood Services office staff verified ownership through the Sebastian County Assessor's website. A first class letter was sent to the owner along with a copy of the Notice.
- February 8, 2019**
A second inspection was conducted and the property remained in violation.
- February 11, 2019**
A property legal search was conducted by the office staff and verified ownership through the County Assessor's website. Arkansas Senate Bill 372 Item (7)(A) requires that any lienholders be given a 7 day notice prior to undertaking any work on a property. A legal search was performed and no lien holders were found.
- February 11, 2019**
A copy of the Notice along with a cover letter was sent via certified mail to the owner, Divine Property Management, LLC.
- February 27, 2019**
The certified letter was returned "Unclaimed." The posting on the property and sending of the certified letter met the requirements of legal notification.
- March 6, 2019 (Final Inspection)**
The property was inspected and remained in violation. It was documented via digital media for the violations outlined and assigned to a contractor for abatement. The contractor abated the property violations as follows:

Abatement Costs and Associated Fees were assessed as follows:

	<u>March 7, 2018</u>
Contractor	\$ 35.00
Photo	10.00
Landfill	4.35
Neighborhood Services	92.80
Finance	<u>59.54</u>
Total	\$201.69