

Memo

Date: December 9, 2024

From: Dan Grimmer, City Clerk

To: Nome Common Council

Subject: Determination of City Council re: Approval of the 2024 Abatement

List

On November 12, 2024 after some amendments to the original Abatement List; the Planning Commission approved the attached abatement list.

We ask the Common Council to make a determination to approve the 2024 Abatement list.

Per NCO 5.30.010(b) "the city council shall fix a time and place for a hearing before the council to determine whether the report is correct."

It is suggested a separate hearing for each of the properties on the list be set for a January city council meeting. A single motion can be used to set the hearings if council intends to consider all properties at the same meeting.

Dan Grimmer City Clerk



December 9, 2024

Abatement:

The Nome City Ordinance 5.30.010 is quoted as follows" (a) The mayor, city engineer, chief of police, fire chief or city health officer may report to the city council that a particular building or structure constitutes a fire hazard, health hazard or public nuisance."

The purpose of this report is to present properties for consideration for abatement based on their condition as a Fire Hazard, Health Hazard or Public Nuisance as per the definitions set forth in Nome City Ordinance 5.30.030 Definitions.

The addresses of properties follow:

1) 107 East Tobuk Avenue (Hunter Bellamy)

2) 108 Federal Way (Stacy Hansen & Josette Bendickson)

3) 401 East M Street (Mark & Windrow Sackett)

4) 209 West Second Ave
5) 709 Out of The Way
6) 508 Steadman
(David Jones)
(Floy Gilder)
(Jim West)

Report compiled by Cliff McHenry City of Nome Building Inspector

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 107 East Tobuk Alley |
|-------------------|----------------------|
| TAX LOT NUMBER: | 001.171.08 |
| | |
| OWNER: | Hunter Bellamy |
| | PO Box 1517 |
| | Nome, Ak 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| NPD COMMENTS | |
|---------------------|--|
| 2 calls for service | |
| NVFD COMMENTS | |

DPW COMMENTS

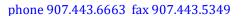
Building in bad shape. Have seen homeless hanging out in derelict vehicles on property and there is an unsecured broken window on the side potentially giving access.

BUILDING INSPECTOR COMMENTS

Building in poor condition, not currently occupied. Foundation needs attention. Building not secured ,numerous vehicles on property .Fire Hazard and Public Nuisance as per NCO 5.30.030

NOME COMMON COUNCIL DECISION

102 Division Street
P.O. Box281
Nome, AK 99762
907.443.6663
www.nomealaska.org





September 12, 2023

Hunter Bellamy PO Box 1517 Nome, AK 99762

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

- 1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
- 2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access





Per NCO 5.30, if the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is accessible, safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the property abated.

Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry Building Inspector



February 14, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Bellamy,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

107 East Tobuk Parcel # 001.171.08 Block 67 Lot 38 Plat 1904 Mar 4 PO Box 1157 Nome, AK

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

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- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot
 path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing





demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC: Glenn Steckman Nome City Manager RE: NOTICE TO OWNER OF RECORD

Mr. Bellamy,

I am enclosing a letter sent to you on February 14,2024 regarding your property at 107 East Tobuk (Parcel # 001.171.08). The letter was advisement that your property is being considered to be considered for abatement due to its dilapidated condition. The aforementioned letter explained the procedures and remedies to the abatement process, which you have the option to participate in.

A reply is recommended to forestall procedure with the abatement process. Contact information is supplied below.

Best Regards,

Cliff McHenry

Nome Building Inspector

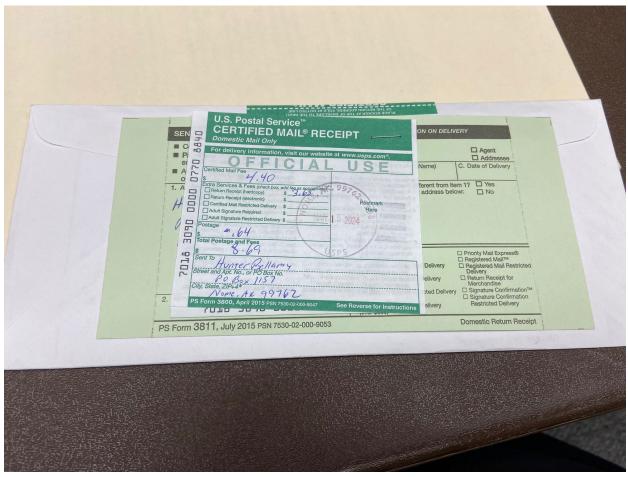
CMcHenry@nomealaska.org

907-443-6604

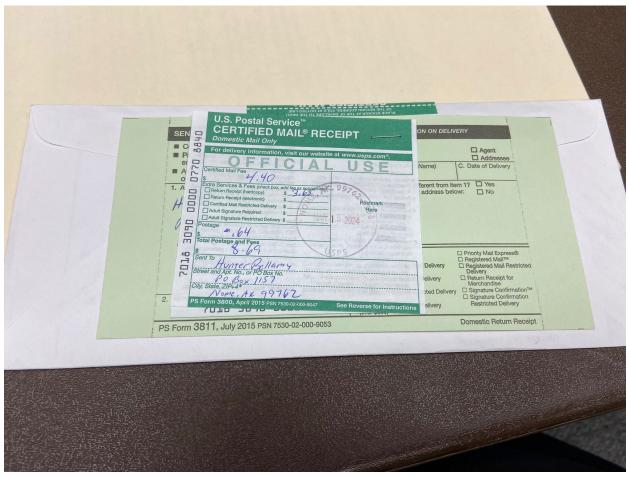
CC:

Glenn Steckman

Nome City Manager



Sent from my iPhone



Sent from my iPhone

107 East Tobuk Alley – Hunter Bellamy – 001.141.21



CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 108 Federal Way |
|-------------------|------------------|
| TAX LOT NUMBER: | 001.242.04 |
| OWNER: | Stacy Hansen |
| | General Delivery |
| | Nome, AK 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |
| | |

| | Nome, AK 99762 | |
|---|--|--|
| MAILING ADDRESS: | | |
| TELEPHONE: | UNK | |
| | | |
| NDD COMMENTS | | |
| | NPD COMMENTS | |
| No calls for service | | |
| NVFD COMMENTS | | |
| | | |
| | | |
| | | |
| DPW COMMENTS | | |
| DI W COMMENTS | | |
| | | |
| | | |
| | | |
| BUILDING INSPECTOR | COMMENTS | |
| Building in poor condi | ition, not currently occupied. Foundation needs attention. Roof sagging and | |
| | not appear suitable for habitation. Fire Hazard and Public Nuisance as per NCO | |
| 5.30.030. Complaints of condition from neighbors. | | |
| ' | | |
| | | |
| | | |
| NOME COMMON COUNCIL DECISION | | |
| | | |
| | | |
| | | |

102 Division Street P.O. Box281 Nome, AK 99762 907.443.6663 www.nomealaska.org



March 18,2024

Re: NOTICE TO OWNER OF RECORD

Dear Ms. Hansen,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

103 Federal Way Parcel # 001.242.04 Mailing Address General Delivery Nome, AK 99762

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994).

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five-foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.





Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

Cliff McHenry Nome Building Inspector CMcHenry@nomealaska.org 907-443-6604 Desk 907-304-0414 Cell

CC: Glenn Steckman Nome City Manager

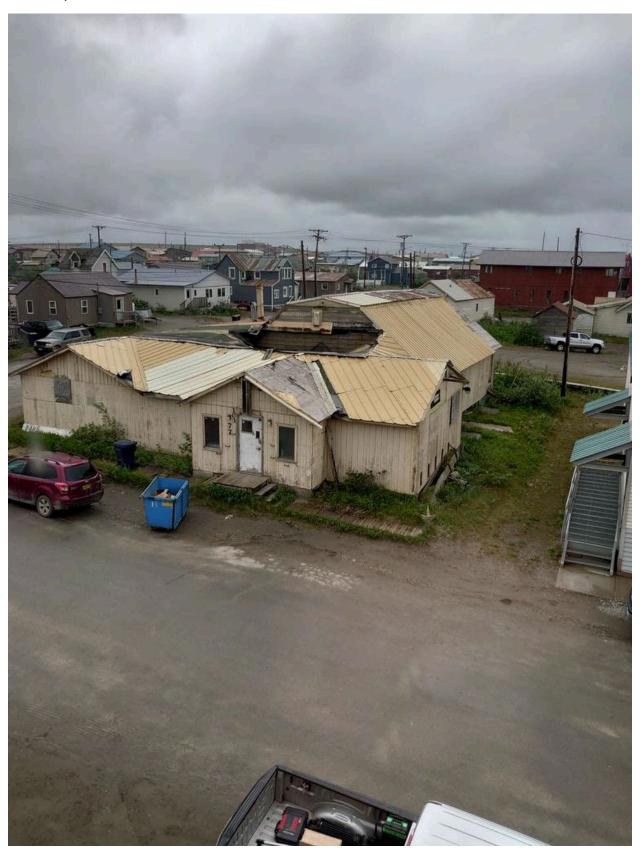
108 Federal Way – Stacy Hansen & Josette Bendickson – 001.242.04







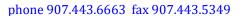
Taken July 2021



CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

| DUVELCAL ADDRESS. | 401 East M Street | |
|--|---------------------------|--|
| PHYSICAL ADDRESS: TAX LOT NUMBER: | 001.032.30 | |
| TAX LOT NOWBER. | 001.032.30 | |
| OWNER: | Mark Sackett (Deceased) | |
| MAILING ADDRESS: | PO Box 1517 Nome Ak 99762 | |
| TELEPHONE: | | |
| | | |
| NPD COMMENTS | | |
| | | |
| NVFD COMMENTS | | |
| | | |
| DPW COMMENTS | | |
| Snow accumulates on vehicle abutting M Street, Items encroach ROW East 3 rd Street | | |
| BUILDING INSPECTOR COMMENTS | | |
| Much debris and large semi-trailer encroach ROW. Roofing on East structure abutting East 3 rd has | | |
| sheet metal roofing coming loose. Two structures within 10 foot fire separation create fire Hazard. | | |
| NOME COMMON COUNCIL DECISION | | |
| | | |

102 Division Street
P.O. Box281
Nome, AK 99762
907.443.6663
www.nomealaska.org





September 12, 2023

Windrow Sackett PO Box 1294 Nome, AK 99762

Re: NOTICE TO OWNER OF RECORD

Dear Sir / Madam,

During a recent windshield survey of Nome, your home was noted to have excessive debris and trash scattered about the lot (see the attached photos). Outdoor storage of junk is not permitted in the zoning district in which your property is located per NCO 18.110.010. Moreover, excessive trash, debris and junk vehicles constitutes a fire hazard and could serve as a barrier for emergency services to get to your property in the event of an emergency.

The City of Nome is requesting that you clean up your property before snowfall of the coming winter. The City provides incentives for doing so:

- 1. There is a \$100 "bounty" on junk cars & trucks and a \$25 "bounty" on ATVs / Snogos
- 2. The City coordinates two community clean ups each year, once in the spring and once in the fall. Dump trucks are placed in town, the monofill is open for extended hours free of charge and yellow trash bags are given out at City facilities to help clean up our town.

As part of City code, City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission reviews hazards and public nuisances throughout town and makes annual recommendations to the City Council on the abatement of public nuisances.

Your property has been placed on the abatement list for the reasons listed above. The City is hoping for voluntary compliance and use of the incentives listed above. However, failure to clean up your property will result in increasing enforcement action

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Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Remove junk vehicles from the lot and dispose of them properly in the monofill
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Alternatively, you could take advantage of the incentives provided by the City of Nome to clean up your property.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry Building Inspector





February 14, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Sackett,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

401 East M Street Parcel 001.032.30 PO Box 1294 Nome. AK 99762

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

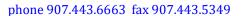
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Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC: Glenn Steckman Nome City Manager



May 16, 2024

Re: NOTICE TO OWNER OF RECORD Sackett Property

Dear Sir / Madam,

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

401 East M Street Parcel # 001.032.30

Mail address 201 North 10th Avenue Purcel OK 73080

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

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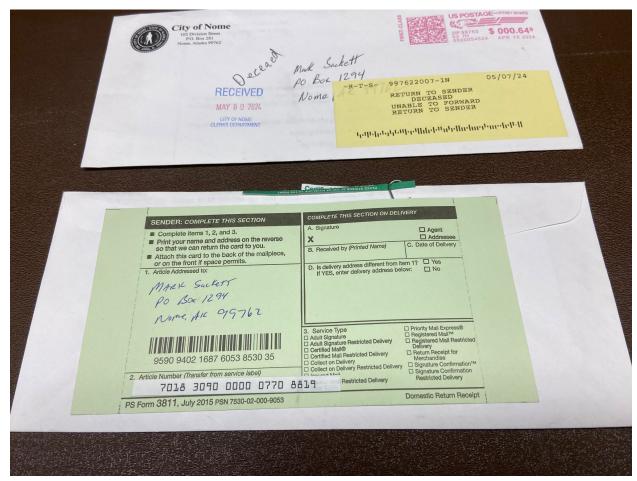
Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

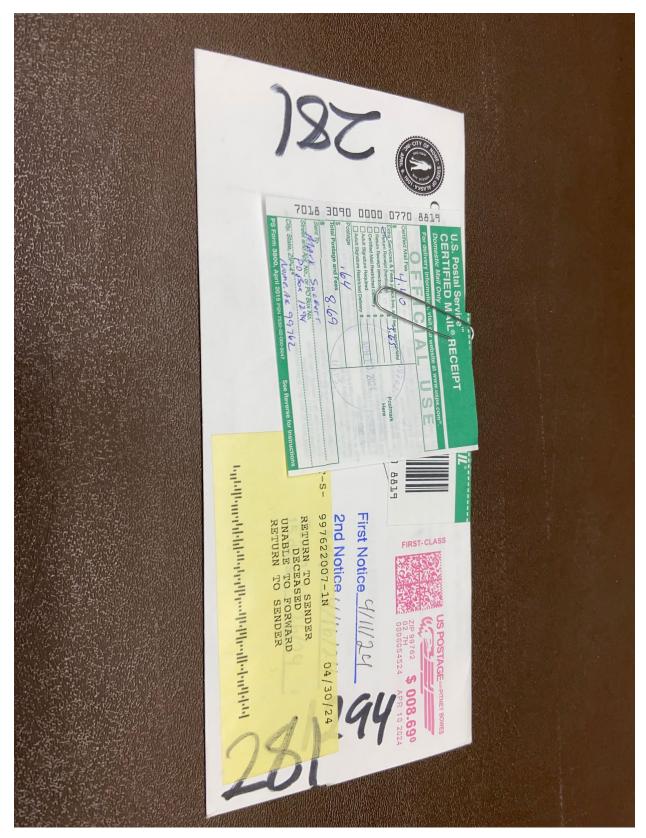
Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org
Desk 907-443-6604
Cell 907-304-0414

Cc: Glenn Steckman City Manager



Sent from my iPhone





401 East M Street – Mark Sackett – 001.032.30



















Nome Post

While checking out the tire pile in the yard, with each gust of wind the metal is lifting and curling back on this roof, east 3rd, was the Sackett building? FYI





? Patty Andersen and 4 others

3 comments





Comment





Cussy Kauer The whole section from the edge of the eave back past that white patch is litting

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

4/9/2024

| PHYSICAL ADDRESS: | 209 West Second Avenue |
|-------------------|------------------------|
| TAX LOT NUMBER: | 001.241.50A |
| OWNER: | David Jones |
| | PO Box 1111 |
| | Nome, AK 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| NPD COMMENTS |
|----------------------|
| No calls for service |
| NVFD COMMENTS |
| |

DPW COMMENTS

We've had trouble with materials and fencing on the right of way when doing snow removal and the lumber and deck are an attractive nuisance for kids in the neighborhood.

BUILDING INSPECTOR COMMENTS

Failed to neatly stack lumber from demolition as requested in previous abatement. Numerous nails protruding from lumber create hazard. Fencing protruding into Right of Way catches snow and impedes vision of motorists. Public nuisance as per Nome City Ordinance 5.30.030

NOME COMMON COUNCIL DECISION

102 Division Street
P.O. Box281
Nome, AK 99762
907.443.6663
www.nomealaska.org

209 West 2nd – David Jones (Csiki) – 001.241.50A

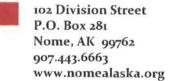


CITY OF NOME

ABATEMENT PROCEEDING

CITY CLERK'S OFFICE

| PHYSICAL ADDRESS: | 209 W. 2nd Ave | |
|---|---|--|
| TAX LOT NUMBER: | 001.241.50A | |
| OWNER: | David Jones | |
| MAILING ADDRESS: | Box 1111, Nome, Alaska 99762 | |
| TELEPHONE: | 907-250-6789 | |
| | | |
| NPD COMMENTS: rough wood-leaning | | |
| | | |
| hydraulic jacks. open to the p | the bearing wall on the east side detached from building, second story floor is being held up with public possible life safety issues for first responders, unstable structure. | |
| Recommend abatement. | react senioning. It copies were connectined that it would conappee. The building is not secure. | |
| BUILDING INSPECTOR COMMENTS: Building is collapsing. It is not secure. The east wall is leaning on the neighbors building. There are numbers of holes in the siding of the building. The building is unsafe and unstable. I recommend it be abated. | | |
| NOME COMMON COUNG | CIL DECISION: | |
| 102 Division Stree | et | |



From: <u>Clifton McHenry</u>

To: <u>Glenn Steckman</u>; <u>Bryant Hammond</u>

Subject: David Jones 4

Date: Wednesday, October 11, 2023 1:39:32 PM

Attachments: David Jones 4.doc

He has never responded to our requests . I could re send this letter registered and regular. Like to get it cleared before the snow fly's.. Cliff Please advise



June 22, 2022

David Jones 209 West Second Avenue PO Box 1111 Nome, AK 99762

Mr. Jones,

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. Your cooperation is appreciated in accomplishing this task If you have any questions please feel free to contact me.

Best Regards, Cliff McHenry

Nome Building Inspector
443-6604 cmchenry@nomealaska.org

CC: Glen Steckman



September 1, 2022

David Jones 209 West Second Avenue PO Box 1111 Nome, AK 99762

Mr. Jones,

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. As you have failed to proceed with this work I am including some information regarding failure to comply with the conditions of abatement from the Nome City Ordinances as follows:

5.40.140 Violations, penalties. SHARE

Except as otherwise provided, any person who violates any provision of this chapter is guilty of an infraction and upon conviction shall be fined in the amount set forth in NCO Section 1.20.040, or if no fine is there established an amount not to exceed three hundred

dollars, plus any surcharge required to be imposed by AS 12.55.039. Each thirty days of an infraction shall constitute a separate offense. Any violation of this chapter shall be a strict liability offense regardless of intent. (Ord. O-16-04-01A § 3 (part), 2016)

The City of Nome looks forward to hearing from you on this matter and resolving the issues.

Cliff McHenry

Nome Building Inspector 443-6604 cmchenry@nomealaska.org

CC: Glen Steckman



March 12, 2024

David Jones 209 West Second Avenue PO Box 1111 Nome, AK 99762

Mr. Jones,

I have included below a letter sent to you on September 1, 2022. As you have taken no action on this matter it would be appreciated if you respond to this letter. The letter follows below:

It has been noted you have failed to stack the lumber on your property as per your previous abatement of the property. As you have failed to proceed with this work I am including some information regarding failure to comply with the conditions of abatement from the Nome City Ordinances as follows:

5.40.140 Violations, penalties. SHARE

Except as otherwise provided, any person who violates any provision of this chapter is guilty of an infraction and upon conviction shall be fined in the amount set forth in NCO Section 1.20.040, or if no fine is there established an amount not to exceed three hundred

dollars, plus any surcharge required to be imposed by AS <u>12.55.039</u>. Each thirty days of an infraction shall constitute a separate offense. Any violation of this chapter shall be a strict liability offense regardless of intent. (Ord. O-16-04-01A § 3 (part), 2016)

The City of Nome looks forward to hearing from you on this matter and resolving the issues.

Cliff McHenry

Nome Building Inspector 443-6604 cmchenry@nomealaska.org

CC: Glen Steckman













March 8, 2023

TO: Floy Gilder PO Box 1957 Nome, AK 99762

RE: 709 Out of The Way

Mr. Gilder,

As the City Nome Building Inspector one of my duties is to address vacant structures within the Nome City limits. Your property at the above address is vacant and in poor condition. The City of Nome would appreciate your help in cleaning the exterior of the property of debris and ascertain it is secure against entry.

As you know Nome has a severe housing shortage and your property would be a good candidate for renovation. I would appreciate hearing from you and discussing your plans for the property. If you plan to do some improvements the City has an online Permitting Portal on the City website www.nomealaska.org.

Best Regards, Cliff McHenry

City of Nome Building Inspector 907-443-6604 or 907-304-0414 (Cell)

CC: Glen Steckman City Manager





February 8, 2024

Re: NOTICE TO OWNER OF RECORD

Dear Mr. Gilder

As you may be aware, rental housing can be difficult to find in Nome, pushing up prices and making hiring individuals from outside the community difficult. You may also be aware of the dilapidated condition of the structures on your property at:

709 Out of the Way Parcel 198.2.428 Plat 74-01 Lot 11 Block 10

The goal of this letter is to encourage you rehabilitate, remodel, or otherwise refurbish your property to a standard where you could rent it out.

The Nome Common Council recently enacted ordinances incentivizing the rehabilitation of dilapidated structures and the construction of new rental housing (see the attached ordinances and application) as an alternative to traditional methods of addressing dilapidated houses – abatement.

City staff maintain a list of properties which could constitute a fire hazard, health hazard or public nuisance. The Planning Commission periodically reviews hazards and public nuisances throughout town and making recommendations to the City Council on the abatement of public nuisances.

A "public nuisance" is defined as any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner (Ord. O-93-6-6, 1 (part), 1994)

Although no action is currently pending against your property, this letter is to serve as notification that the above referenced property may be under review by the City of Nome in the near future as to whether it constitutes a public hazard or nuisance. Remedy will involve the following:

- Repair structure in accordance with current building code
- Secure all doorways and windows against unauthorized entry
- Remove trash and debris around the perimeter of the property, allowing at least a five foot path to allow for fire safety and emergency access

Per NCO 5.30, if the structure on the above referenced property is recommended for abatement you will be notified not less than 14 days before the hearing in which the City Council will determine how to proceed. The owner or its agent may present evidence at the hearing





demonstrating the property is safe, secure and structurally intact. Based on the evidence presented, the Council may or may not order the structure abated.

Alternatively, you could rehabilitate your property and take advantage of generous long-term tax breaks by refurbishing and converting the dilapidated structures into rental housing that will provide you an income stream for years to come.

Please contact the Clerk's Office or Building Inspector with any questions.

Sincerely,

CITY OF NOME

Cliff McHenry
Building Inspector
Cmchenry@nomealaska.org

CC: Glenn Steckman Nome City Manager

Mr. Gilder

I am enclosing a letter sent to you on February 8,2024 regarding your property at 709 Out of the Way (Parcel # 198.2.428). The letter was advisement that your property is being considered to be considered for abatement due to its dilapidated condition. The aforementioned letter explained the procedures and remedies to the abatement process, which you have the option to participate in.

A reply is recommended to forestall procedure with the abatement process. Contact information is supplied below.

Best Regards,

Cliff McHenry

Nome Building Inspector

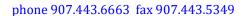
CMcHenry@nomealaska.org

907-443-6604

CC:

Glenn Steckman

Nome City Manager





March 14, 2024

RE: NOTICE TO OWNER OF RECORD

Mr. Gilder,

I am enclosing a letter sent to you on February 8,2024 regarding your property at 709 Out Of The Way (Parcel # 198.2.428). The letter was advisement that your property is being considered to be considered for abatement due to its dilapidated condition. The aforementioned letter explained the procedures and remedies to the abatement process, which you have the option to participate in. A reply is recommended to forestall procedure with the abatement process. Contact information is supplied below.

Best Regards,

Cliff McHenry
Nome Building Inspector

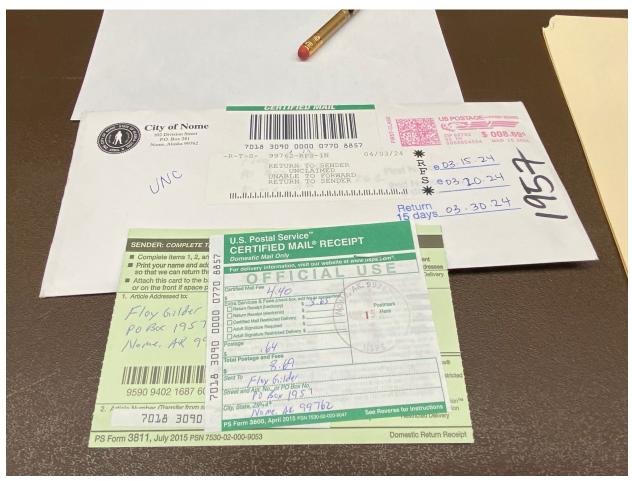
CMcHenry@nomealaska.org
907-443-6604
CC:
Glenn Steckman
Nome City Manager











Sent from my iPhone

CITY OF NOME ABATEMENT PROCEEDING CITY CLERK'S OFFICE

4/9/2024

| PHYSICAL ADDRESS: | 508 Steadman |
|-------------------|----------------|
| TAX LOT NUMBER: | 001.221.01 |
| OWNER: | James West |
| | PO Box 967 |
| | Nome, AK 99762 |
| MAILING ADDRESS: | |
| TELEPHONE: | UNK |

| MAILING ADDRESS: | |
|--|---|
| TELEPHONE: | UNK |
| | |
| NIDD COMMENTS | |
| NPD COMMENTS | |
| No calls for service | |
| NVFD COMMENTS | |
| | |
| | |
| | |
| | |
| DPW COMMENTS | |
| This building is an attractive nuisance and is located near a bus stop and on the route to the rec | |
| center and library. | |
| | |
| | |
| | |
| BUILDING INSPECTOR | R COMMENTS |
| | ing creates an attractive nuisance. Bags inside may pose a health hazard. Was |
| placed on a previous | Abatement List, but no action taken. Another building adjacent (to the South) |
| has the same shortco | omings. |
| | |
| | |
| | |
| NOME COMMON COUNCIL DECISION | |
| | |
| | |
| | |

102 Division Street
P.O. Box281
Nome, AK 99762
907.443.6663
www.nomealaska.org

508 Steadman – James West – 001.221.01







August 30, 2022

Jim West, Jr PO Box 1074 Nome, AK 99762

RE: NOTICE OF ABATEMENT STATUS

Dear Property Owner,

This letter is intended to serve as notice that a public hearing will be held at the regular meeting of the Nome Common Council at City Hall at 7:00 PM on September 12, 2022 to determine if the property at:

- 104 West Fourth Avenue Residential Parcel 001.221.45 Lot 11A Block 91
- 508 Steadman Residential Parcel 001.231.01

constitutes a public nuisance or hazard. As part of this process, the City of Nome is required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances Chapter 5.30.

The section of the report concerning your property is attached. The full report may be viewed in the agenda packet of the August 22, 2022 Common Council meeting at www.nomealaska.org/meetings, pages 66 – 96.

"Public Nuisance" means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned <u>hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.</u>

If you would like to discuss the matter beforehand, please don't hesitate to call 443-6663 with any questions.

Sincerely,

CITY OF NOME

Bryant Hammond, City Clerk

Jim West 508 Steadman Residential Parcel 001.231.01

- Unsecured doors allowing access to interior.
- Structure appears on verge of collapse.
- Building constitutes a fire hazard as per NCO 5.30.030.
- Violation of NCO 18.50.20 item h "not including junk".



NPD: 0 Police Responses 2022, 2021, 2020

NVFD: none received

DPW: This property is close to a bus stop and on the main route to the library and rec center. As such it has a higher than average amount of children passing by and could be considered an attractive nuisance.



OWNER OF RECORD: JIM WEST, JR

A public hearing will be held at the regular meeting of the Nome Common Council on <u>September 12 at 7:00PM</u> to hear comments from the public regarding whether your property at **508 Steadman Residential Parcel 001.231.01** constitutes a public nuisance. As part of this process, we are required to notify the owner of record. Therefore, be advised that your building was recommended for abatement in accordance with the Nome Code of Ordinances, Chapter 5.30.

"Public nuisance¹¹ means any building or structure the condition of which is such as to reasonably endanger the safety of person or property of persons other than the owner of the building or structure, whether because of deterioration, dilapidation, or other cause whether or not the fault of the owner.

The aforementioned hearing will be your opportunity to make comments or provide proof that the deficiencies reported have been substantially remedied, or that steps to remedy the deficiencies have been taken.

Feel free to call 443-6663 if you'd like to discuss the matter beforehand.

CITY OF NOME CITY CLERK'S OFFICE



Sent from my iPhone