

NOTICE REGARDING A PUBLIC HEARING ASCERTAINING, FIXING AND DETERMINING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A LIEN ON PROPERTY IN THE CITY OF RAINBOW CITY, ALABAMA AS A RESULT OF THE CITY ORDERING THE DEMOLITION OF THE BUILDING ON THE PROPERTY PURSUANT TO ORDINANCE NO. 565

WHEREAS, heretofore the City Council of the City of Rainbow City, Alabama declared that a building located within the City was unsafe to the extent that it was a public nuisance and ordered the demolition of said building located on the following described property, to wit:

STREET ADDRESS:

215 Palace Avenue, Rainbow City, AL 35906

LEGAL DESCRIPTION:

Lots Thirteen (13) and Fourteen (14) in Block Three (3) of Rainbow Park Allotment, as shown by plat of said allotment recorded in the Office of the Probate Judge of Etowah County, Alabama, in Plat Book "C" pages 18 and 19, said property lying and being in Etowah County, Alabama

PARCEL IDENTIFICATION NUMBER:

15-09-29-1-000.135.002

WHEREAS, the City has completed demolition of said building at the City's expense and the appropriate municipal official has made a report to the Council of said costs.

THEREFORE, you are hereby notified that the Clerk of the City has set the report of costs for a public hearing at a meeting of the Council on Monday, December 9, 2024 at 5:00 p.m. whereupon the Council will consider the report of costs attached hereto as Exhibit A and the proposed Resolution attached hereto as Exhibit B.

Witness my hand and seal of office this 29th day of October, 2024.



Beth Lee, City Clerk/Treasurer
Rainbow City, Alabama



RESOLUTION NO. 24-25

A RESOLUTION ASCERTAINING, FIXING AND DETERMINING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A LIEN ON THE PROPERTY KNOWN AS 215 PALACE AVENUE, RAINBOW CITY, ALABAMA 35906, PARCEL ID# 15-09-29-1-000-135.002, IN THE CITY OF RAINBOW CITY, ALABAMA, AS A RESULT OF THE CITY ORDERING THE DEMOLITION OF THE BUILDING ON THE PROPERTY PURSUANT TO ORDINANCE NO. 565

WHEREAS, heretofore the City Council of Rainbow City, Alabama, after due and lawful notice was given and a public hearing held in accordance with Ordinance No. 565, declared that a building located within the City was unsafe to the extent that it was a public nuisance and ordered the demolition of said building located on the following described property, to wit:

STREET ADDRESS:

215 Palace Avenue, Rainbow City, AL 35906

LEGAL DESCRIPTION:

Lots Thirteen (13) and Fourteen (14) in Block Three (3) of Rainbow Park Allotment, as shown by plat of said allotment recorded in the Office of the Probate Judge of Etowah County, Alabama, in Plat Book "C" pages 18 and 19, said property lying and being in Etowah County, Alabama

PARCEL IDENTIFICATION NUMBER:

15-09-29-1-000.135.002; PPIN 47363

INTERESTED PERSONS:

Deborah Bates

WHEREAS, the City has completed demolition of said building at the City's expense;
and

WHEREAS, the appropriate municipal official has made a report to the Council of said costs, including the cost of complying with Ordinance No. 565, the sum of which was \$6,933.31;
and

WHEREAS, the City Clerk set the report of costs for a public hearing at a meeting of the Council on Monday, December 9, 2024 at 5:00 p.m. and gave no less than ten (10) days notice of the public hearing by certified mail to all persons or entities listed in Section 7 (b)(1) of Ordinance No. 565; and

WHEREAS, said public hearing was held by the Council; and

WHEREAS, it is now the desire of the Council to fix the costs (Exhibit A) which it finds were reasonably incurred in connection with the demolition and assess the costs against the previously described land upon which said building was located.

NOW, THEREFORE, BE IT RESOLVED by the Council of Rainbow City, Alabama while in regular session on Monday, December 9, 2024 at 5:00 p.m. as follows:

Section 1. That the Council hereby assesses the sum of \$6,933.31 to be the costs reasonably incurred by the City in connection with the demolition of the building located on the following described property, to wit:

STREET ADDRESS:

215 Palace Avenue, Rainbow City, AL 35906

LEGAL DESCRIPTION:

Lots Thirteen (13) and Fourteen (14) in Block Three (3) of Rainbow Park Allotment, as shown by plat of said allotment recorded in the Office of the Probate Judge of Etowah County, Alabama, in Plat Book "C" pages 18 and 19, said property lying and being in Etowah County, Alabama

PARCEL IDENTIFICATION NUMBER:

15-09-29-1-000.135.002; PPIN 47363

INTERESTED PERSONS:

Deborah Bates

Section 2. That the City Clerk be authorized and directed to file a certified copy of this resolution in the offices of the Judge of Probate of Etowah County, Alabama, and the Etowah County Revenue Commissioner. That the City Clerk be authorized and directed to issue an assessment in the amount of \$6,933.31 to the interested persons above as provided by law and that, in the event of a failure to pay the assessment when due, the City Attorney is hereby authorized to take any and all actions necessary to prosecute the lien as permitted by law, including, but not limited to, foreclosure to satisfy the lien.

ADOPTED this the 9th day of December, 2024.

Joe Taylor, Mayor

ATTEST: _____
Beth Lee, City Clerk/Treasurer

CERTIFICATION OF CLERK

STATE OF ALABAMA)
ETOWAH COUNTY)

I, Beth Lee, City Clerk/Treasurer of Rainbow City, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the City Council of Rainbow City, Alabama, on the 9th day of December, 2024.

Witness my hand and seal of office this 9th day of December, 2024.

Beth Lee, City Clerk/Treasurer

**215 Palace Avenue, Rainbow City, AL
35906**

Title Search Cost	\$400.00
Address Locator Search Cost	
Lis Pendens Recording Cost	\$56.00
Lis Pendens Certified Mailings Cost	\$8.35
Publication Fee	\$456.00
Notice of Demolition Recording Cost	\$33.00
Notice of Demolition Certified Mailing Cost	\$8.93
Cost of Asbestos Testing	\$0.00
Costs of Demolition	\$4,255.10
Less Sale of Salvaged Materials	\$0.00
Final Assessment Recording Cost	\$33.00
Final Assessment Notice Mailings Cost	\$8.93
Administrative Fee	<u>\$1,674.00</u>
Total	<u>\$6,933.31</u>

* A municipality can alternatively assess reasonable attorneys' fees and clerical costs. Ala. Atty. Gen. Op. 2012-032.

