

ORDINANCE 2020-02

City of Cotter

AN ORDINANCE DIRECTING AND ORDERING REMOVAL AND CLEANUP OF THE BUILDING AND IMPROVEMENTS AT 241 MELBA AVENUE, COTTER, AR

WHEREAS, Arkansas Code Annotated 14-56-203 authorizes the City of Cotter to remove or raze any buildings that have become dilapidated, unsightly, unsafe, unsanitary, obnoxious or detrimental to the public welfare; and

WHEREAS, the building and improvements located at 241 Melba Avenue, Cotter, AR should be removed, cleaned up and/or razed due to the reasons set forth in Arkansas Code Annotated 14-56-203.

NOW, THEREFORE BE IT RESOLVED by the City of Cotter, AR, to wit:

1) The City of Cotter has inspected the property referenced hereinabove and have consistently found the following problems, to wit:

a) The house on the property was damage by fire on March 29, 2020 and has become a safety hazard, health hazard and unsafe to the surrounding neighborhood.

b) The property is a breeding ground for rodents and insects to the extent that it has become a nuisance to the citizens of Cotter, AR.

c) On the property remains trash, disable vehicles, boat/trailer, multiple lawn mowers and garbage scattered throughout the yard and is in a state of disrepair; and the property is detrimental to the public welfare.

2) That the City has made numerous efforts in the past to have the items in the yard eliminated. On April 7, 2020, a certified letter was mailed to owner of the property giving a 7 day notice to comply with the city Ordinance 2008-10. On April 9, 2020 , a copy of the letter was delivered by Cotter Police Department to owner of property and posted on the door where owner is temporary residing in Flippin, AR. and without response a citation from the Cotter Police Department was issued on April 23, 2020.

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3) That the City has been unable to remedy the problems associated with the property. It is the opinion of the City Council that the building and improvements at 241 Melba Avenue, Cotter, AR have become dilapidated, unsightly, unsafe, unsanitary and detrimental to the public welfare.

4) That the City Attorney is directed to file the appropriate legal action in the Circuit Court of Baxter County, AR to obtain an Order authorizing and directing the removal/cleanup/razing of the property described herein and providing the City with a lien against the property to cover all expenses incurred by the City.

WHEREAS, that it is ascertained and declared that it is necessary for the public peace and welfare of the citizens of the City of Cotter, Arkansas, an emergency is hereby declared to exist and this ordinance shall take effect and be in force from and after its passage.

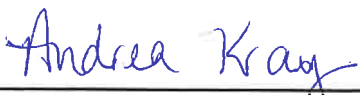
PASSED AND APPROVED THIS 10 DAY OF May 2020.

APPROVED



McGeorge Caradine, Mayor

ATTEST:



Andrea Kray, Recorder/Treasurer