

CITY ORDINANCE NO 2025-2

AN ORDINANCE OF THE CITY OF BULL SHOALS, ARKANSAS, DIRECTING AND ORDERING THE SEIZURE OF PROPERTY LOCATED AT 211 ALFORD DRIVE, BULL SHOALS, ARKANSAS 72619

WHEREAS, Arkansas law authorizes the City of Bull Shoals, AR to remove or raze structures that have become dilapidated, unsightly, unsafe, unsanitary, obnoxious, or detrimental to the public welfare; and

WHEREAS, the residential structure located at 211 Alford Drive, Bull Shoals AR 72619 should be removed and/or razed due to the reasons set forth in ACA 14-56-203,

WHEREAS, The City Council of the City of Bull Shoals finds that an Emergency exists, and that the implementation of this Ordinance is necessary for the preservation of the public's peace, health, safety, welfare, and property Therefore, an Emergency is hereby declared to exist, and that this Ordinance is to be in effect immediate after its adoption.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BULL SHOALS, ARKANSAS, AS FOLLOWS.

Property Description The property subject to this ordinance is located at 211 Alford Drive, Bull Shoals AR 72619, parcel number 760-19149-000

Findings The City of Bull Shoals has inspected the above-described property and has consistently found the following problems, to wit:

- 1 The residential structure located on the property is in a condition that is unsafe and likely to entice, lure or otherwise attract small children and others to such structures/improvements which could result in harm to such individuals,
2. The structure is acting as a haven and breeding ground for insects, pest animals and other vermin,
- 3 Officers have been called to the property at least ten times between August and December 2024, due to trespass and other criminal activity, as a result of its damaged state,
- 4 The conditions on the property pose a significant threat to public health, safety, or welfare.
- 5 Previous attempts to address the issue through less severe measures have been unsuccessful or are otherwise impractical.

Seizure Order and Enforcement

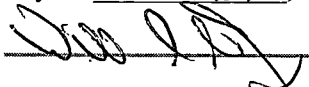
- 1 Upon adoption of this ordinance, the City shall take such actions as are appropriate and lawful to resolve the dangerous condition of the property

2. The Mayor is directed to coordinate with legal counsel to effect the filing of appropriate legal action as to seize the property or otherwise resolve the dangerous condition.
3. Costs incurred by the City in seizing and resolving the dangerous condition of the property shall be assessed against the property as a lien.


Severability If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance.

Effective Date This ordinance shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of Bull Shoals, Arkansas on this 30th day of JANUARY, 2025



Mayor, City of Bull Shoals



City Clerk, City of Bull Shoals