

## ORDINANCE

NO.2021- 03

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

**WHEREAS**, complaints have been received regarding the property located at 928 Central Blvd, Bull Shoals, AR. which formerly housed Harps and other occupants of a shopping mall situated thereon; and

**WHEREAS**, good cause exists to believe that the property is subject to condemnation pursuant to Arkansas code Annotated 14-56-203 and an inspection of the premises is needed prior to condemnation of the property.


### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BULL SHOALS, ARKANSAS:**

1) That numerous complaints have been received concerning the conditions of the real estate noted herein and it is the general belief of the City of Bull Shoals that the real estate has become dilapidated, unsightly, unsafe, unsanitary, obnoxious or detrimental to the public. However, the City does not have access to the building to make a proper determination of whether or not the building is in a condition that makes it subject to Arkansas Code Annotated 14-56-203. An inspection of the real estate is needed to determine the actual condition of the building.


2) That the City Attorney, or his designee, is directed to file the appropriate legal action to obtain an Order authorizing access to, and inspection of, the real estate described herein. Thereafter, the City Attorney, or his designee, if warranted by the inspection, is directed to pursue an Order authorizing and directing the removal/cleanup/razing of the real estate described herein and providing the City with a lien against the real estate to cover all expenses incurred by the City.

3) That the action stated herein is necessary for the public peace and welfare of the citizens of the City of Bull Shoals and an emergency is declared to exist and this Ordinance shall be in full force and effect from and after its passage.

PASSED AND APPROVED this 18<sup>TH</sup> day of NOVEMBER, 2021.

  
MAYOR

ATTEST:

  
RECORDER