

RESOLUTION NO. 2024-14

**RESOLUTION TO ORDER THE RAZING AND REMOVAL OF A NUISANCE
ON THE PROPERTY LOT 53 BLOCK 8, CREE SECOND ADDITION TO
CHEROKEE VILLAGE SUBDIVISION, SHARP COUNTY, ARKANSAS**

**BY THE CITY OF CHEROKEE VILLAGE,
SHARP AND FULTON COUNTIES, ARKANSAS**

WHEREAS, the City Council of the City of Cherokee Village, Arkansas, having met in session on the 21ST day of March, 2024, to hear the testimony and evidence presented on the issue of the DILAPIDATED STRUCTURE on the property Lot 53, Block 8, Cree Second Addition to Cherokee Village Subdivision, (physical address of 39 Winnebago Dr., Cherokee Village, AR 72529), Sharp County, Arkansas, owned by Circle T Properties, LLC, an Arkansas limited liability company and under contract to sell to Joshua Byrley,

WHEREAS, the owner of the property has been duly notified of the hearing and had an opportunity to be heard and offer evidence on their behalf, and

WHEREAS, the owner of the property has caused and allowed the premises to deteriorate to the extent that the premises now endangers the life, health, safety and/or welfare of the public and any occupant on the premises; and

WHEREAS, the owner of the property has caused and allowed the remains of the structure on the premises to remain after the structure has become dilapidated so as to cause a diminution of the enjoyment, use and property values of neighboring properties; and

WHEREAS, the owner of the property has caused and allowed the condition of the property to deteriorate to the extent that the property is a detriment to the public health, safety and general welfare because the property is unsecured; and

WHEREAS, the owner has failed to maintain the property so that there now exists on the property accumulations of debris that endanger the health, safety and welfare of the public and any occupant on the premises; and

WHEREAS, the owner has failed to clean the premises by failing to properly dispose of the debris of the structure and by allowing trash, rubbish and other unsanitary and unsightly articles to remain on the premises; and

WHEREAS, the existence of the aforementioned conditions on the property within the corporate limits of the City of Cherokee Village, Arkansas, constitutes a nuisance as defined in Ordinance No. 2008-05;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cherokee Village, Arkansas, with the approval of the Mayor, that the City of Cherokee Village, Arkansas, shall order the razing and removal of the remains of the structure located on the property Lot 53, Block 8, Cree Second Addition to Cherokee Village Subdivision, Sharp County, Arkansas, also known as 39 Winnebago Dr., Cherokee Village, AR 72529, and the removal of all debris on the property.

Such order shall be transmitted to the owner of the property giving the owner thirty (30) days to comply with the raze and remove order, and

In the event the owner of the property fails to raze and remove the property or otherwise correct all violations on the property within thirty (30) days of the date of this resolution, the City shall enforce the order by razing and removing the structure and removing all trash, rubbish and other unsanitary articles and things and asserting a lien against the property for the costs of such razing and removal, plus the costs of collection

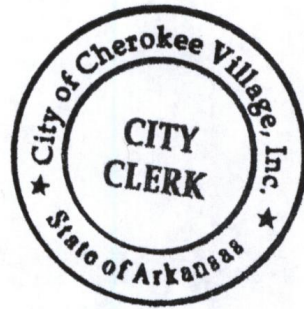
and fees, and the allowable statutory penalty amount, such lien to be enforced as the law permits.

PASSED AND APPROVED BY THE CITY COUNCIL OF CHEROKEE VILLAGE,
ARKANSAS

DATED: 3/21/24

APPROVED: *Steven Rose*
Steven Rose, Mayor

ATTEST: *Penny Trumpy*
Penny Trumpy, Clerk



CITY COUNCIL OF THE CITY OF CHEROKEE VILLAGE, ARKANSAS

NOTICE OF HEARING

DATE: March 21, 2024

TIME: 6:00 P.M.

PLACE: CITY COUNCIL CHAMBERS. CITY HALL, 2 SANTE DRIVE, CHEROKEE VILLAGE, ARKANSAS

PURPOSE OF MEETING: TO CONSIDER RAZE AND REMOVAL RESOLUTION FOR:

LOT 53, BLOCK 8, CREE SECOND ADDITION TO CHEROKEE VILLAGE SUBDIVISION, SHARP COUNTY, ARKANSAS — CIRCLE T PROPERTIES, LLC