RESOLUTION No. R-2022-25

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES, AND OTHER STRUCTURES LOCATED AS DESCRIBED BELOW IN THE CITY OF WARD, ARKANSAS TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the building and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, not fit for human habitation and detrimental to the pubic welfare of Ward citizens and residents; and,

WHEREAS, the condition of such property constitutes a serious fire and/or health hazard to the City of Ward, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisances, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of Ward, and they should be moved or razed for the purpose of eliminating such hazard.

NOW, THEREFORE, IT IS RESOLVED THAT THE CITY COUNCIL OF THE CITY OF WARD THAT;

SECTION 1: The City Council of the City of Ward hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is order abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property is hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

N PT E1/2 of Block 26, OT Ward Subdivision in the City of Ward, Lonoke County, Arkansas. (Parcel No. 800-02605-001, located at 405 Moore St, Ward, AR and owned by Athelda Mae Champlin)

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance, or the nuisance otherwise abated, the structure shall be torn down and/or removed by the City of Ward, Arkansas. Each day after the aforesaid thirty (30) days in which nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of for each separate and distinct offence.

See Attached Property Card

SECTION 4: That the provision of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of this section, phrases or provisions.

SECTION 5: This this Resolution shall be in full force and effect from and after its passage and approval.

Said resolution has been properly introduced and the vote was:

PASSED

YEAS 4 NAYS Ø

DATE: September 19, 2022

APPROVED:

Charles Gastineau, Mayor

ATTEST:

Krystal Rummel, City Clerk

800-02605-001 Parcer Xev 38228

Lonoke County, Arkansas - City Property Card

2022 Page 1 of 1

Parcer Key 38228									סד	arcel S	Parcel Summary Page
OWNERSHIP RECORD AND DESCRIPTION					APPRAIS	APPRAISAL SUMMARY					
Owner Name CHAMPLIN, ATHELDA MAE		Land	_	=	Improvements			Tot	Total Appraised	ed	5,000
Property Address	Coocoocu Lailu	Laire	1,000	ASSES	ASSESSMENT HISTORY (First 6 of 15 records shown)	V (First 6 of 15)	records sho		Total Massessen	ed	1,000
	Year	Land	Improvements	ents	Full Value	Effective Value	ue Ho	Homestead?	1	Comi	Comments
Taxpayer Name CHAMPLIN, ATHELDA MAE	2022	1,000		0	1,000	1		No	2022 AD	VANCE M	2022 ADVANCE Mass Update - Advan
Address PO BOX 505	2021	1,000		0	1,000	1	1,000	No	2021 RE	VAL Mass	2021 REVAL Mass Update - Paste Am
	2017	1,000		0	1,000	1	1,000	No	2017 AD	VANCE M	2017 ADVANCE Mass Update - Advan
WARD AR 72176	2016	1,000		0	1,000	1	1,000	No	2016 RE	VAL Mass	2016 REVAL Mass Update - Paste Am
Exemption Status NON-EXEMPT	2012	1,000		0	1,000	1	1,000	No	2012 AD	VANCE M	2012 ADVANCE Mass Update - Advan
LEGAL DESCRIPTION	2011	1,000		0	1,000	1,	1,000	No	2011 MA	SS UPDAT	2011 MASS UPDATE Mass Update - P
Lot					OWNER	OWNERSHIP RECORD					
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Legal Description 27-5N-9W											
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Action Date By CITY											
09/13/22 WEB											
04/08/20											
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