

RESOLUTION NO. 18-570

**RESOLUTION DECLARING PROPERTY AT 320 N. GILES
AVENUE A NUISANCE AS AN UNSAFE AND VACANT
STRUCTURE.**

WHEREAS, the City Code Enforcement Officer inspected certain real property and the improvements thereon situated at 320 N. Giles Avenue, Gentry, Arkansas (Lot 13 and the South 15' of Lot 14, Block 6, Gentry Original, Benton County, Arkansas) (the "Property"), and has found such property a nuisance, in violation of various City Codes.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Gentry:

Section 1. The Council finds that the Property is in violation of the International Property Maintenance Code of 2003 as adopted by the City of Gentry, as follows:

- A. Section 301 Violation - 301.3 Vacant structures and land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
- B. Section 304 Violation - 304.6 Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- C. Section 304 Violation - 304.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- D. Section 304 Violation - 304.10 Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Section 2. The Property is accordingly to be an "unsafe and vacant structure" and is found to be a nuisance and is hereby condemned in order to insure its removal or such other abatement as may be required.

Section 3. The City Code Enforcement Official or the City Attorney shall provide Notice of the Code Violations and such other notices as may be required by law to the Owner thereof and in

the event such condition is not abated by or on behalf of the owner, the City shall then proceed to abate such condition.

PASSED, APPROVED AND ADOPTED THIS 5th Day of March, 2018.

Kevin Johnston, Mayor

ATTEST:

Tonya Carney, Director of Finance