

**RESOLUTION NO. 20-633**

**CITY OF GENTRY, ARKANSAS**

**RESOLUTION DECLARING THE STRUCTURES  
LOCATED AT 119 NORTH NELSON AVENUE IN THE CITY  
OF GENTRY TO CONSTITUTE A NUISANCE AND  
CONDEMNING SAID STRUCTURES; PROVIDING A  
PERIOD OF TIME FOR THE PROPERTY OWNER TO  
ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.**

WHEREAS, the City Code Enforcement Officer has found the structure located at 119 North Nelson Avenue, Gentry, Arkansas (more particularly described as Lots 21 and 22, Block 21, to the Original Town of Gentry, Benton County, Arkansas) (the “Property”) to be structurally unsafe, dilapidated, unsightly, unfit for human occupancy, and in violation of various provisions of the International Property Maintenance Code of 2003 as adopted by the City of Gentry (the “IPMC”).

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 IPMC, as follows:

- A. Large holes in roof – IPMC 304.1, 304.7
- B. Holes in interior floor – IPMC 305.1, 305.4
- C. Exposed electrical wiring – IPMC 605.1
- D. Plumbing in disrepair – IPMC 504.1
- E. Shed collapsing – IPMC 302.7

**Section 2.** The Property is accordingly declared to be unsafe and a public nuisance, and the structures thereon are hereby condemned in order to ensure their removal or other abatement.

**Section 3.** The City Code Enforcement Official or the City Attorney shall provide a copy

of this Resolution to the owner of the Property and shall post a copy at a prominent place on the Property as provided in the IPMC.

**Section 4.** The owners of record of the Property are hereby directed to remove the structures or otherwise abate the said nuisance within thirty (30) days after the posting of a copy of this Resolution on the Property.

**Section 5.** If the aforementioned nuisance has not been removed and/or abated within thirty (30) days after the posting of a copy of this Resolution upon the Property, the structures shall be torn down and removed by the City Code Enforcement Officer or his designated representative. Each day after the aforesaid thirty (30) days that the nuisance is not abated shall constitute a separate and distinct offense punishable as provided in the Gentry Municipal Code.

**Section 6.** If occupied, the condemned structures shall be vacated as ordered by the City Code Enforcement Officer. Any person who shall occupy said structures and any owner who shall let any person occupy the condemned structures shall be liable as provided in the IPMC and the Gentry Municipal Code.

**Section 7.** This Resolution shall be in full force and effect from and after its passage and approval.

PASSED, APPROVED AND ADOPTED THIS 5th day of October, 2020.

  
Kevin Johnston, Mayor

ATTEST:

  
Tonya Carney, Director of Finance

