AGENDA ITEM HISTORY SHEET

ITEM TITLE

Resolution 2026-05 A Resolution For Property Clean Up - 840-00626-000

AGENDA NO. 11

AGENDA DATE: 1/27/2026

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

See second page attached for full Item History.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The total cost to the City for having to demolish the house and having the property cleaned up was $8,900. It is our Department's recommendation that this resolution be approved so that we can proceed with placing a lien on this property. Our Department and City Council members received numerous complaints on this property due to it being hazardous as well as an eye sore. With this house removed it shows the residents that the city is trying to address these types of issues within the community.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Approve

Item History for Resolution 2026-XX - A Resolution for Property Cleanup - 840-00626-000

- October 2, 2024 - Violation Notice issued to tear down and remove the house at 400 Rich St.
- November 20, 2024 - 2nd Notice Issued to comply sent by certified mail.
- January 15, 2025 - 3rd Notice Issued, and copy was posted on the front door of 406 Rich St.
- February 6, 2025 - Due to non-compliance and no contact with our office, a citation was then issued to Tina Warner, who is on record at the county as owner of the property.
- May 21, 2025 - Court Date for the citation that was issued. At which, one of our Code Enforcement Officers told Miss Warner that the house has to be torn down or the City would have it torn down and a lien would be placed on the property. She mentioned that there was an issue with the ownership, but our Code Enforcement Officer informed her that we go off of the county information and that she was on record as the owner. She was informed that if something had not been started by August 20, 2025 then the city would proceed with demolition and clean up of property.
- August 21, 2025 - Follow up Court Date. Miss Warner brought in a quote to have the house torn down showing a down payment had been made. She was given until the following court date of September 17, 2025 to begin and give an update on the process. However, no work was started by that time and no contact was made with the department.
- November 2025 - No work had been started on the demolition or cleanup of the property. The city began getting quotes for having the house demolished and property cleaned up.
- December 2025 - A budget adjustment was made to put the necessary funds into the Vacant Home Cleanup budget line, and we proceeded with hiring a contractor to demolish the house and have it hauled off.

RESOLUTION NO. 2026 -____

RESOLUTION APPROVING EXPENSES ASSOCIATED WITH PROPERTY CLEAN UP UNDER ORDINANCE NO. 2012-30

WHEREAS, the City of Bryant enacted Ordinance No. 2012-30 for the purpose of establishing procedures and processes to clean up unsightly and unsanitary conditions of real property;

WHEREAS, the City of Bryant has certain properties located within its corporate limits that are in need of clearance of unsightly and unsanitary conditions;

WHEREAS, the City of Bryant Code enforcement has taken all steps required under Ordinances and State Law to provide notice to interested parties to certain real property that is unsightly and unsanitary, and has provided sufficient notice of Hearing before the City Council; and

WHEREAS, the City of Bryant has taken steps to remedy the below listed properties of their unsightly and unsanitary conditions, and in so doing has incurred certain expenses that are hereby affirmed as true and correct expenses incurred by the City of Bryant associated with each below listed property.

WHEREAS, notice of a public hearing was provided to interested parties in the below listed properties, such hearing being held on July 25, 2023 that the regularly scheduled City Council Meeting, and the City Council finds that the procedural requirements have been met, the property owners given the appropriate opportunity to remedy the locations, and therefore finds that the costs identified herein were incurred by the City to remediate the unsightly and unsanitary conditions and therefore Directs that the appropriate steps be taken to list these amounts owed to the City of Bryant as a lien on the below listed properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS:

SECTION 1. The City of Bryant confirms the City incurred the following expenses for each described property or address provided herein below:

Property address, or legal description Cost of Cleanup Date Performed

Tina Warner
840-00626-000 $8,900.00 12/30/2025 400 Rich St. Bryant, AR 72022

SECTION 2. The City of Bryant, through its City Council confirms that the above listed expenses were incurred on the dates provided in service of cleaning unsightly and unsanitary properties located within the City of Bryant's corporate limits.

SECTION 3. The City of Bryant desires to place a lien on the above listed properties for the

work and expenses incurred in correcting the unsightly and unsanitary conditions thereon.

SECTION 4. The City of Bryant seeks to have the affirmed lien amount approved herein pursued by filing a lien with the County Tax Collector plus Ten percent (10%) penalty or via foreclosure in the Circuit Court of Saline County.

SECTION 5. Any resolution, resolution section, policy or directive in conflict with this Resolution is repealed or amended to reflect and achieve the purposes stated herein.

PASSED AND APPROVED this _____ day of January 2026.

ATTEST: APPROVED:

_____ Mark Smith, City Clerk
Chris Treat, Mayor