

CITY OF WYNNE
RESOLUTION NUMBER 9-8-2026 A

A RESOLUTION DECLARING CERTAIN PROPERTY LOCATED AT 403 WEST UNION, WYNNE, ARKANSAS TO BE A
NUISANCE AND CONDEMNING THE STRUCTURE THEREON.

WHEREAS, the City of Wynne Code Enforcement Officer has investigated the property owned by James Watts, Jr. which is located at 403 West Union, Wynne, Cross County, Arkansas, Cross County Parcel NO. 900-01551-001, Legal Description: Lot Two (2) in Block Two (2) of J.B. Ezell's Division to the City of Wynne, Cross County, Arkansas; and

WHEREAS, the structure on the property has busted and boarded-up windows, with tarps and tote lids covering some windows, and the roof has obvious damage; and

WHEREAS, the property is unsightly and contains openings and conditions where animals and vermin can nest inside and become a nuisance; and

WHEREAS, the Code Enforcement Officer spoke with James Watts, Jr. in person regarding the property, and Mr. Watts stated that he was keeping the grass cut but that was all he was doing at that time; and

WHEREAS, the City later learned that this property, along with other properties owned by Mr. Watts, was involved in litigation that settled in March 2026; and

WHEREAS, on May 11, 2026, a Notice of Violation was sent to James Watts, Jr. by certified mail, which was held at the post office at the recipient's request and was never picked up; and

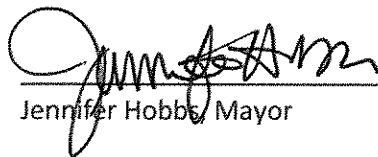
WHEREAS, on August 24, 2026, the owner was mailed by certified and regular mail written notification of the September 8, 2026 City Council meeting and his right to be heard at the same, and said notice was posted on the property; and

WHEREAS, the City Council finds that the structure and condition of the property constitute a nuisance and are detrimental to the health, safety, and welfare of the citizens of Wynne, Arkansas.

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

1. The structure located at 403 West Union, Wynne, Cross County, Arkansas, is hereby declared to be a nuisance pursuant to the ordinances of the City of Wynne.
2. Said structure is hereby condemned, and the owner of the property shall have thirty (30) days from the posting and mailing of this Resolution to remove the structure or otherwise abate the nuisance.
3. If the nuisance is not abated within the time provided, the City of Wynne Code Enforcement Officer or his designated representative is authorized to remove or cause the removal of the structure in accordance with the City of Wynne nuisance abatement ordinance.
4. The costs associated with the removal and cleanup of the property shall constitute a lien against the property as provided by Arkansas law and the ordinances of the City of Wynne.

PASSED AND APPROVED on this 8th day of September, 2026 by a majority vote of the Wynne City Council.



Jennifer Hobbs, Mayor

ATTEST:



Emily Watts, City Clerk
(SEAL)