

CITY OF SPRINGDALE
Committee Agendas
Monday, August 16th, 2021
Tiered Training Room (2nd Floor)
201 Spring Street- New Criminal Justice Building
Meetings begin at 5:30 P.M.

Health, Sanitation, and Property Maintenance by Chairman Amelia Williams

1. **An Ordinance** ordering the razing (demolition) and removal of a certain residential structure within the City of Springdale, Arkansas, located at 1205 Crutcher Street; to declare an emergency and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 1-10

Ordinance Committee by Chairman Mike Overton

2. **An Ordinance** amending Chapter 78, Article II, of the Code of Ordinances of the City of Springdale, Arkansas; declaring an emergency; and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 11-12
3. **An Ordinance** amending Section 46-51 of the Code of Ordinances of the City of Springdale, Arkansas; declaring an emergency; and for other purposes. Presented by Mike Irwin, Fire Chief. Pg. 13

ORDINANCE NO. _____

**AN ORDINANCE ORDERING THE RAZING (DEMOLITION)
AND REMOVAL OF A CERTAIN RESIDENTIAL
STRUCTURE WITHIN THE CITY OF SPRINGDALE,
ARKANSAS, LOCATED AT 1205 CRUTCHER STREET;
TO DECLARE AN EMERGENCY AND FOR OTHER
PURPOSES.**

WHEREAS, Dorothy Laird is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

Beginning at the Southwest Corner of the North Half (N1/2) of the South Half (S1/2) to the Northwest Quarter (N1/4) of the Southeast Quarter (S1/4) of Section One (1) in Township Seventeen (17) North; Range 30 (30) West for a beginning corner and running thence North 63 feet; thence East 174 feet; thence South 63 feet; then West 174 feet to the point of beginning.

More commonly known as 1205 Crutcher Street, Springdale, Washington County, Arkansas, Tax Parcel No. 815-28757-000

WHEREAS, the structure on the property is unfit for human habitation, constitutes a fire hazard, otherwise is dangerous to human life, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, and further is unsightly, and is considered an unsafe and unsightly structure in violation of Springdale City Ordinances (§22-32 and §91-37, *et seq.*);

WHEREAS, the owner has been notified by the City of Springdale prior to the consideration of this ordinance, that the structure on the property is in violation of various ordinances of the City of Springdale, as well as the Property Maintenance Code of the City of Springdale;

WHEREAS, pursuant to Chapter 22-32 of the Ordinances of the City of Springdale, the owner was given thirty (30) days to purchase a building permit and to commence repairs on the property, or to demolish and remove the building from the property;

WHEREAS, the owner has failed, neglected, or refused to comply with the notice to repair, rehabilitate or to demolish and remove the building, and as such, the matter of removing the building may be referred to the City Council pursuant to Chapter 22 and Chapter 91 of the Ordinances of the City of Springdale;

WHEREAS, under Ark. Code Ann. §14-56-203 and pursuant to Chapter 22 and Chapter 91 of the Springdale Code of Ordinances, if repair or removal is not done within the required time, the structure is to be razed (demolished) and/or removed;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1. That the structure located at 1205 Crutcher Street, Springdale, Washington County, Arkansas, is dilapidated, unsightly, and unsafe; and it is in the best interests of the City of Springdale to proceed with the removal of this dilapidated, unsightly, and unsafe structure.

Section 2. That the owner is hereby ordered to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property; and, is further ordered to abate the unsightly conditions on the property. Said work shall be commenced within ten (10) days and shall be completed within thirty (30) days from the passage of this ordinance. The manner of razing (demolishing) and removing said structure shall be to dismantle by hand or bulldoze and then dispose of all debris,

completely cleaning up the property to alleviate any unsightly conditions, in a manner consistent with the Property Maintenance Code, and all other state laws and regulations pertaining to the demolition or removal of residential structures.

Section 3. If the aforesaid work is not commenced within ten (10) days or completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, is hereby directed to cause the aforesaid structure to be razed (demolished) and removed and the unsafe, unsanitary and unsightly conditions abated; and, the City of Springdale shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and abating said aforementioned conditions, said costs to be determined at a hearing before the City Council.

Section 4. EMERGENCY CLAUSE: The City Council hereby determines that the aforesaid unsafe structure constitutes a continuing detriment to the public safety and welfare and is therefore a nuisance, and determines that unless the provisions of this ordinance are put into effect immediately, the public health, safety and welfare of the citizens of Springdale will be adversely affected. Therefore, an emergency is hereby declared to exist and this ordinance begin necessary for the public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2021.

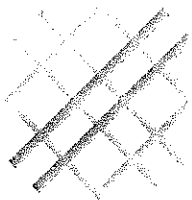
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



SPRINGDALE

WHERE MAKING IT HAPPEN

May 25, 2021

Dorothy Laird
1205 Crutcher St.
Springdale, AR. 72764

347-1183

RE: 1205 Crutcher ST., Springdale Ar.

To Whom It May Concern:

The Code of Ordinances for the City of Springdale provides that:

buildings or structures which are unsafe, unsanitary or not provided with adequate egress; or which are substandard, constitute a fire hazard or are otherwise dangerous to human life; or which, in relation to existing use, constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, are severally...., unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition...

Please be advised that the referenced property has been deemed an "unsafe building." We have posted notice on the property that the property is unsafe and unfit for human habitation. As such, you are required within thirty (30) days of receipt of this letter, to purchase a building permit and to begin repairs/improvements within ten (10) days of that, or to obtain a demolition permit and demolish/remove the unsafe structure within the same time frame.

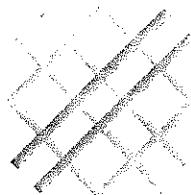
Should you fail to comply with this notice to repair or remove such unsafe building, we shall ask that this matter be referred to the city council. If the city council deems the structure unsafe and that it is in the best interest of the city to proceed with the removal of the unsafe structure, it will enact an ordinance ordering you to raze and remove the unsafe structure. If you fail to do so, the City is authorized by law to raze and remove the unsafe structure and charge the costs of such removal as a lien in the property.

I wanted to make you aware of the seriousness of this situation. If you should have any questions, please feel free to contact me.

Tom Evers
Chief Building Inspector

Mike Chamlee Chief Building Official

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SPRINGDALE

WHERE MAKING IT HAPPEN

May 25, 2021

Dorothy Laird
1205 Crutcher ST.
Springdale, AR. 72764

RE: 1205 Crutcher St., Springdale, AR.

Dear Property Owner,

The Buildings Department exists to confirm adherence to minimum construction standards, codes, and local ordinances. We also serve the community by responding to complaints from citizens regarding potentially unsafe and unsanitary conditions.

The city of Springdale has an ordinance in place to address properties that are in need of repair or dilapidated to the point they need to be removed. This property does in fact meet the requirements that lead our office to start the Raze and Removal process. I have included a list of items that would need to be addressed of you wish to avoid demolition.

1. This home is "Red Tagged" and will remain so until it is deemed safe or the entire structure has been razed and removed.
2. The home needs a 3" address on the structure that is contrasting in color and visible from the road.
3. Fascia is rotten in several places and needs to be replaced.
4. Fascia at back of house is missing and needs to be replaced.
5. Scape & prep new and existing Fascia for paint, then paint with exterior paint.
6. T111 siding is rotten in several places and needs to be replaced.
7. Siding is falling off and needs to be repaired or replaced.
8. Trim and windows is missing and needs to be replaced.
9. Replace all broken windows around house.
10. Windows for bedrooms are to be operable and meet egress requirements.
11. Reduce the amount of items in bedrooms as the egress is blocked.
12. All operable windows are to have screens installed.
13. All screens are to be in good shape free from tears or holes.
14. The front door needs to be replaced with approved exterior door with proper threshold.
15. The front door is required to have a poured landing at the exterior that is the width of the door and 36" out.

Mike Chamlee - Chief Building Official

16. The house sets low and the front door area is prone to get wet, our office would recommend that the entire area poured with concrete.
17. Install proper hardware to new front door.
18. Deadbolt locks are not allowed and must be completely removed.
19. The side door needs to be replaced with an approved exterior door with proper threshold.
20. The side door is required to have a poured landing at the exterior that is the width of the door and 36" out.
21. Install proper hardware to this new side door.
22. Repair holes in walls and ceilings.
23. Replace missing, damaged or broken interior doors.
24. Walls in the back porch are open to the studs.
25. Walls are not insulated and are not sheet rocked.
26. Bathroom door is required to have a lock for privacy.
27. Ceiling is coming down in several locations throughout the home.
28. OSB installed on kitchen walls and ceiling should be replaced with a proper product.
29. Attic space is to be separated from living space with 1/2" sheet rock.
30. Did not locate an attic access during my inspection.
31. Yard needs to be graded so that water runs away from the structure; 2% is the code requirement.
32. Rock work and front porch entry is coming apart, properly repair or completely remove.
33. Sweeco electric says the property has active service since.
34. The conditions on the inside of the home warrant that the entire home would need to be rewired to current code.
35. Exterior light fixture at front door is hanging by wires and needs to be replaced.
36. Romax is not allowed to be exposed without protection.
37. Kitchen counter tops are to be served with two 20 amp circuits, only located one plug that is not GFCI protected.
38. All exterior doors should have an exterior light.
39. All exterior doors should have an exterior plug.
40. All interior light fixtures are to have their required globes installed.
41. All interior switches and plugs should have cover plates.
42. The wiring for the washer and dryer are exposed and subject to damage.
43. Our office recommends that all existing homes that are serviced by gas or have an attached garage install CO/smoke alarms in all hallways.
44. Unsure of gas service at this time.
45. All homes are required to be served by a permanently installed thermostatically control heating unit capable of supplying 68 degree heat.
46. Double wall vent is falling over and needs to be reworked or replaced.
47. Gas stove in living room is source of heat.
48. Remove all combustibles from the top of gas stove and away from double wall vent.
49. If central A/C is not provided then all windows are required to have screens.
50. Back porch is not heated and the washer is located in this room.

51. Dryer cap was missing and needs to be replaced.
52. Water company has removed the meter at my request do to sewer line broke.
53. Raw sewage needs to be properly cleaned up.
54. Washing machine was discharging into the backyard.
55. Homeowner pulled a permit in 2015 to repair put never called for inspection.
56. A plumber will need to pull a permit and repair or replace the sewer line.
57. Bathroom sink was not draining at previous inspections.
58. All homes are required to be served by a water heater.
59. Water heater is to have a T&P that terminates within 6" of the ground outside of the structure.
60. Water heater is to have a drain pan and a 3/4" drain line to the exterior of the house.
61. Provide a receipt of current pest control service.
62. All work would have to be performed by licensed contractors and permits pulled.
63. This is not a complete list of items that may need to be repaired; this has been a long term project and our office has not had access to the interior is some time.
64. If you have any questions please feel free to contact our office.

Respectfully,



Tom Evers
Chief Building Inspector
Master Code Professional
479-750-8154

7019 2970 0000 7258 2177

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Postmark
Here

Dorothy Laird
 1205 Crutcher ST.
 Springdale, AR. 72764

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dorothy Laird
 1205 Crutcher ST.
 Springdale, AR. 72764



9590 9402 5688 9346 5747 20

2. Article Number (Transfer from service label)

49 2970 0000 7258 2177

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Dorothy Laird

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

JUN 03 2021

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

USPS

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

Ernest B. Cate
City Attorney
ecate@springdalear.gov

Taylor Samples
Senior Deputy City Attorney
tsamples@springdalear.gov

David D. Phillips
Deputy City Attorney
dphillips@springdalear.gov

Ryan Renauro
Deputy City Attorney
rrenauro@springdalear.gov



SPRINGDALE™
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

201 Spring Street • Springdale, Arkansas 72764
Phone (479) 750-8173 • Fax (479) 750-4732
www.SpringdaleAR.gov

Giselle Gonzalez
Case Coordinator/Victim Advocate
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Lynda Belvedersi
Administrative Legal Assistant
lbelvedresi@springdalear.gov

Jacque Roth
File/Discovery Clerk
jroth@springdalear.gov

July 7, 2021

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND REGULAR MAIL**

Dorothy Laird 5219
1205 Crutcher
Springdale, AR 72764

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Federal National Mortgage Association 5226
14225 Dallas Parkway, Suite 1000
Dallas, TX 75254-2916

Mortgage Electronic Registered Systems, Inc.
c/o the Corporation Company, Registered Agent
124 W. Capitol, Suite 1400
Little Rock, AR 72201

RE: Property located at 1205 Crutcher, Springdale, Washington County, Arkansas,
Tax Parcel No. 815-28757-000

Dear Homeowner/Lien Holder:

The Chief Building Inspector for the City of Springdale, Arkansas, has posted notice at 1205 Crutcher and has mailed notice in writing to you, via certified mail, that a structure located on property owned by you at 1205 Crutcher, Springdale, Arkansas, was unsafe and could not be occupied until the property had been repaired. Furthermore, the owner was instructed to obtain a demolition or repair permit within thirty (30) days and to begin work within ten (10) days of obtaining the permit.

As of this date, you have taken no efforts to demolish or repair the structure on this property. As such, please be advised that the City Council for the City of Springdale will be reviewing the

enclosed ordinance at a Committee Meeting that will take place at 5:30 p.m. on Monday, August 16 2021, in the multi-purpose room located on the second floor of the City Administration Building at 201 N. Spring Street, Springdale, Arkansas. Also, the enclosed ordinance will be placed on the Council Agenda to be considered on Tuesday, August 24, 2021. This meeting will take place in the Council chambers on the first floor of the City Administration Building. I strongly encourage you to attend these meetings.

Should the City adopt the enclosed ordinance, you will be given a final opportunity to repair or remove the structure. Should you not take advantage of this opportunity, the City of Springdale will have the right to raze and remove the structure, and then charge the costs of such as a lien against the property. The amount of any such lien would be determined by the City Council, and you would have the opportunity to be notified and be heard at this meeting. If you should have any questions, please let me know. I am also sending this letter to you via regular mail as well.


Sincerely,




Ernest B. Cate
City Attorney

enclosure
EC:LB

cc: Mike Chamlee, Chief Building Inspector
Tom Evers, Chief Building Inspector

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</p> <div>Dorothy Laird 1205 Crutcher Street Springdale, AR 72764</div>  <p>9590 9402 4536 8278 7656 03</p> <p>Article Number (Transfer from service label)</p> <p>7019 2970 0000 7254 5219</p>		<p>A. Signature X <i>TV-03</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>C-19</i> C. Date of Delivery <i>7-9</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery (over \$500)</p>	
S Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

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<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</p> <div>Federal National Mortgage Assoc. 14225 Dallas Parkway, Suite 1000 Dallas, TX 75524-2916</div>  <p>9590 9402 4536 8278 7655 97</p> <p>Article Number (Transfer from service label)</p> <p>7019 2970 0000 7254 5226</p>		<p>A. Signature X <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>7/12</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery</p>	
S Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

That which is underlined is added.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 78, ARTICLE II,
OF THE CODE OF ORDINANCES OF THE CITY OF
SPRINGDALE, ARKANSAS; DECLARING AN
EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, Chapter 78 of the Code of Ordinances of the City of Springdale, Arkansas, contains the regulations pertaining to City parks, park properties, and trails in the City of Springdale, Arkansas;

WHEREAS, it is in the best interests of the citizens of the City of Springdale, Arkansas, and in the best interests of those who choose to utilize City parks, recreational facilities, and trails, that Chapter 78 be amended to include a prohibition on smoking tobacco products in City owned or operated parks, recreational facilities, game or practice fields, or in the grand stands thereof, or on any designated City trail;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Chapter 78 of the Code of Ordinances of the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: Chapter 78, Article II, of the Code of Ordinances of the City of Springdale is hereby amended to add a new subsection, to be codified as Section 78-56, and to read as follows:

Sec. 78-56. Smoking and Use of Tobacco Products.

- (a) It shall be unlawful for any person to smoke or use tobacco products in any city owned or operated park or recreational facility, game or practice field, or in the grand stands thereof, or on any designated city trail.
- (b) Smoking and use of tobacco products includes a lighted pipe, cigar, or cigarette of any kind, including electronic cigarettes, vapor devices, or heated devices; or lighting, or emitting or exhaling the smoke of, a pipe, cigar, or cigarette of any kind, including electronic cigarettes, vapor devices, or heated devices. It also includes the use of all smokeless tobacco products (including, but not limited to, chewing tobacco and snuff).
- (c) The city shall post signs in city owned or operated parks, trails, recreational facilities, and fields, at the discretion of the Director of Parks and Recreation, notifying the public that smoking and use of tobacco products is prohibited.
- (d) Any person who violates this subchapter shall be subject to the penalties set out in the general penalty provision of Section 1-9 of this Code.

Section 2: All other provisions of Chapter 78 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this Ordinance shall remain in full force and effect.

Section 3: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

That which is underlined is added and that which is stricken through is deleted.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 46-51 OF THE
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,
ARKANSAS; DECLARING AN EMERGENCY; AND FOR
OTHER PURPOSES.**

WHEREAS, Section 46-51 of the Code of Ordinances of the City of Springdale, Arkansas, contains the Fire Prevention Code for the City of Springdale, Arkansas;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to adopt the updated version of the various codes which comprise the Fire Prevention Code for the City of Springdale, Arkansas;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE
CITY OF SPRINGDALE, ARKANSAS:**

Section 1: There is adopted by reference by the city for the purposes of establishing rules and regulations for the protection of lives and property from fire or explosion, including permits and penalties, a certain document, three copies of which are on file in the office of the City Clerk of the City of Springdale, being marked and designated as the Arkansas Fire Prevention Code 2012 edition. This document includes: Volume I that amends the 2012 edition of the International Fire Code; Volume II that amends the 2012 edition of the International Building Code; and Volume III that amends the 2012 edition of the International Residential Code. Volume III is adopted including the provisions of Section R313 requiring automatic residential fire sprinkler systems in townhouses and two-family dwellings and exceptions thereto; specifically to include International Residential Code Sections R313.1 and R313.2 only as it applies to two-family dwellings.

Section 2: All other provisions of Chapter 46 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

Section 3: Emergency Clause: It is hereby declared that an emergency exists and that this ordinance being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, become effective immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney