

Resolution No. 2026- 302

City of Osceola, Arkansas

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 123 W. SHADOW IN THE CITY OF OSCEOLA TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES, AND FOR OTHER PURPOSES.

WHEREAS the building and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, and not fit for human habitation and detrimental to the public welfare of Osceola citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of Osceola, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures and a breeding place for rats, rodents, and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of Osceola and they should be removed or razed for the purpose of eliminating such hazards.

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

SECTION 1: That the City Council hereby declares the buildings, houses, and other structures located at the property identified in section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current

condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property has been given adequate notice thereof and is hereby directed to raze the same or otherwise abate the said nuisance within (30) days after the posting of a true copy of this resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

LOT 3 BLOCK H GREENBRIAR 3RD ADD within the City of Osceola, Arkansas.

(Also shown on tax records as tax parcel number # 301-01292-000 and more commonly known as **123 W. SHADOW**, Osceola, Arkansas)

A copy of this Resolution shall also be mailed to LESLEY BRINKLE III & JO ARLENE, 106 E PINE, OSCEOLA AR 72370

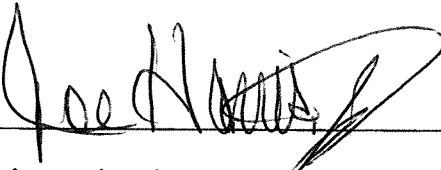
SECTION 3: If the aforementioned structures have not been razed and/or removed within (30) days after posting a true copy of this Resolution in a conspicuous place upon the structure constituting the nuisance otherwise abated, the structures shall be torn down and/or removed by the Code Enforcement Officer or his duly designated representative or agent.

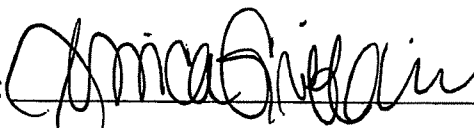
SECTION 4: That the provisions of the Resolution are hereby declared to be severable and if any section phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 20TH DAY OF JULY, 2026.

CITY OF OSCEOLA, ARKANSAS

By: 
Mayor Joe Harris, Jr

ATTEST: 
JESSICA GRIFFIN, CITY CLERK



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE

06/10/2026

PROPERTY OWNER

Lesley Grant Brinkle III
123 W Shadow
Osceola AR 72370

RE: 5.04.02 Building removal, All property owners within the City of Osceola are hereby required to tear down, remove and dispose of all dilapidated or unsightly buildings or structures existing on such property Ord. No. 1991-650

SUBJECT PROPERTY: 123 W SHADOW

PROPERTY ID NUMBER: 301-01292-000

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):

Dear Property Owner/Occupant,

You are hereby notified that the property is currently in violation of the City of Osceola property maintenance regulations regarding dilapidated and unsafe structures. Upon inspection, the structure has been found to be in an unsightly and/or deteriorated condition, including but not limited to broken windows, loose or missing siding, and structural components that may be falling or creating a hazardous condition to occupants and surrounding neighboring properties. You are required to repair, secure, and properly maintain the structure to eliminate all hazardous and unsightly conditions. Failure to correct these violations within the time allowed may result in further enforcement action by the City of Osceola, including fines, condemnation proceedings, abatement actions, and assessment of all associated costs against the property.

ACTION TO BE TAKEN:

This property is found to be in violation of the above ordinance and will be considered for condemnation by the Osceola City Council at the (July 20, 2026) council meeting at 5:00 pm. The property must be brought up to code before this date or a detailed plan of action for the property must be submitted to Code Enforcement prior to this date. Failure to appear shall constitute that you have no objections to this matter, and the property will be placed on the condemn property list.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
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CODE ENFORCEMENT

Case number: CE-25-003

Municipal address: 123 W SHADOW

Legal address: LOT 3 BLOCK H GREENBRIAR 3RD ADD

Status of inspection: Active

Case description:

House is in need of repairs and yard is overgrown.

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
01/06/2025, 3:11 PM	Elizabeth Mosley	Failed Reason for failure: Violations	
01/06/2025, 3:35 PM	Elizabeth Mosley	Failed Reason for failure: Violations	Property must not be in a dilapidated state including broken windows, loose or missing sidings, and no falling structures that could create a hazardous condition for the occupants or surrounding neighbors. Grass needs to be mowed and remain no higher than 6 inches tall, tree limbs and leaves needs to be removed.

Photos



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CODE ENFORCEMENT

Case number: CE-25-181

Municipal address: 123 W SHADOW

Legal address: LOT 3 BLOCK H GREENBRIAR 3RD ADD

Status of inspection: Active

Case description:

Condemned Property

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
07/01/2025, 9:10AM	Elizabeth Mosley	Failed Violations	
05/12/2026, 9:38AM	Elizabeth Mosley	Failed Violations	
05/12/2026, 1:34PM	Elizabeth Mosley	Failed Violations	

Photos

05/12/2026 9:39 AM

Related deficiencies: -



05/12/2026 9:40 AM

Related deficiencies: -

