

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4921 ALLEN STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

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

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, 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 also that since structures are without proper sanitary facilities and as such are unsafe and hazardous 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 North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, 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, noxious, 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 owners of record of the following described property are hereby directed to raze the same or otherwise abate the said nuisance within thirty (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:

PT S2AC OF N1/2 N1/2 E1/2 SW SE BEG 25'W SE COR OF SD S2AC TH N110' W65' S110' E65' TO POB IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (PARCEL NO. 33N0380012000 LOCATED AT 4921 MOSS STREET AND OWNED BY CATO LIVING TRUST).

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn

down and/or removed by the Director of Code Enforcement or her duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of \$250.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this 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:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

Terry C. Hartwick
Mayor Terry C. Hartwick *by AT*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/mf

FILED	<u>10:44</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>2-3-26</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR



500 WEST 13TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

January 22nd, 2026

Mayor Hartwick
City Council Members

Re: 4921 Allen Street
PT S2AC OF N1/2 N1/2 E1/2 SW SE BEG 25'W SE COR OF SD S2AC TH
N110' W65' S110' E65' TO POB
City of North Little Rock, AR

Owners: Cato Living Trust
North Little Rock, AR

Dear Mayor Hartwick;

This property has had numerous violations since 2017 the owner has been issued several citations for zoning violation, Public Nuisance, Outdoor Storage, Deposition Waste etc.

July 2025, North Little Rock Code Enforcement Officer Cedric Williams began an investigation into 4921 Allen Street due to the structure being damaged by fire. Officer Williams posted a "Notice" on the property deeming it unfit for human habitation. Officer Williams was contacted by the owner, but there has not been any progress regarding the cleaning of the trash and debris, nor were there any permits for rehabilitation acquired.

On November 10st, 2025, North Little Rock Code Enforcement Officer Timothy McEuen was assigned the investigation for condemnation proceedings. Officer McEuen performed an exterior inspection and observed that there has been no work performed to rehabilitate the structure. The residence is still in an uninhabitable state, and there have been no permits acquired to rehabilitate the structure. Officer McEuen posted a **Notice of City Council Hearing** on the property, and as of this date, had not been contacted by the owner.

The condemnation proceedings were initiated due to the uninhabitable condition of the structure. Owners and/or heirs and all interested parties were given a notice for the City Council hearing for February 9th, 2026. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property. .

This property constitutes a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Timothy McEuen
Code Enforcement Officer