R-26-31

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 804 EAST 14TH ST 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:

LOT 3, BLOCK 6 OF THE EAST CENTRAL SUBDIVISON IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (PARCEL NO. 33N2850004700 LOCATED AT 804 EAST 14TH STREET AND OWNED BY CALVIN MORGAN).

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:

Terry C Hartwick
Mayor Terry C. Hartwick By AP

ATTEST:

_____
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

_____
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/mf

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

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 7th, 2026

Mayor Hartwick
City Council Members

Re: 804 E. 14th. Street
Lot: 3 Block: 6 Sub: East Central
City of North Little Rock, AR

Owners: Calvin Morgan Sr. Estate
North Little Rock, AR

Dear Mayor Hartwick;

On or around December 21st, 2023, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 804 E. 14th. Street due to observed exterior conditions of the structure. Officer McEuen performed an exterior inspection to where he observed areas of concern indicating the structure was possibly uninhabitable. Officer McEuen made contact with several different family members whom wanted to repair the structure. Officer McEuen removed the property from the condemnation proceedings to give them time to make the structure habitable.

Officer McEuen continued to monitor the property to where he observed minor repairs being performed without any permits. On July 11th, 2025, Officer McEuen met with a daughter of the Estate and performed an interior inspection of the structure. Officer McEuen observed major damage to the ceilings, walls, and the flooring. Officer McEuen re-initiated the condemnation proceedings at that time.

Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed them out to all known owners and heirs. To date, the property is still in the same condition it was when the investigation began.

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 January 26th, 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