R-20-60

RESOLUTION NO. ___

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 720 WATER STREET IN THE CITY OF NORTH LITTLE ROCK 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, obnoxious, 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, 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 is 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:

> South 62 1/2 feet of the West 1/2 of Block 152 Rich Acres Subdivision of Lot 5, Mrs. M.A. Miller's Plantation, in Section 32, Township 2 North, Range 11 West, Pulaski County, Arkansas, now in the City of North Little Rock, Pulaski County, Arkansas, as shown on plat recorded Plat Book 3, page 56, more particularly described as beginning at the intersection of the South Line of Block 152 with the East Line of Water Street; thence run East along the South line of Block 152 a distance of 120 feet; then run North parallel to the East line of Water Street 62 1/2

feet; thence run West parallel to the South line of said Block 152 for 120 feet to the East line of Water Street; thence run South along the east line of Water Street a distance of 62 1/2 feet to the point of beginning (Parcel No. 23N0670006800 located at 720 Water Street and owned by Viola Hampton).

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 his 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 Joe A. Smith

SPONSOR:

Mayor Joe A. Smith

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:35 A.M. _____ P.M.
By A. Fields
DATE 5.5.20

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY S. Ussery

The City of North Little Rock

TOM WADLEY
DIRECTOR

701 WEST 29TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

April 15, 2020

Mayor Smith
City Council Members

Re: 720 Water Street
Lot 152 Block 0 Rich Acres Sub s 62 5' OF W ½ BLK 152
Parcel 23N0670006800
North Little Rock, AR 72117

Owner: Viola Hampton (deceased)
Jacksonville, AR

Dear Mayor Smith;

October 2019 there was a structure fire at the property. The structure was Red Tagged by Officer Williams. Officer Williams conducted an exterior inspection finding the structure was unsafe for human habitation. Owners of record were mailed notice of public nuisance and a request for an interior inspection.

This structure has been vacant with the electric meter removed since the fire October 2019 according to North Little Rock utility department.

Owner of record at the time the first letters were sent was Barbara Winston. Ms. Winston called our office and advised she had sold the property to Ms. Hampton. Ms. Winston was informed the property still showed to be in her name according to Pulaski County Records.

Ms. Viola Hampton passed December 6th 2019. The Property was filed and recorded in the name of Viola Hampton by Ms. Winston January 28th 2020. All new letters were sent to Ms. Hampton and all interested heirs and the property was posted again.

Notice of City Council scheduled for May 11, 2020 hearing date was mailed by certified and regular mail to all interested parties and posted to the premises. Notice of hearing was also ran in local newspaper.

The structure is considered to be unfit for human habitation and also a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Laura Petty
Code Enforcement Officer