R-21- 145

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1509 1/2 WEST 20TH 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, 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, 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:

> Part of the Northeast 1/4 Northwest 1/4 Southwest 1/4, Section 27, Township 2 North, Range 12 West, now in the City of North Little Rock, Pulaski County, Arkansas, begin 20 feet North and 180 feet West of the Southeast corner, thence West 62 feet; thence North 140 feet; East 62 feet; South 140 feet to the point of beginning, as shown in Deed Book 342, page 184 and Deed Book 626, page 233, records of Pulaski County, Arkansas (Parcel No. 33N2270001700 located at 1509 1/2 West 20th Street and owned by IREMODEL Properties LLC.).

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

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.

By A. Fields

DATE 9.21.21

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

RECEIVED BY S. Ussery

The City of North Little Rock

FELECIA MCHENRY
INTERIM DIRECTOR

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

CODE ENFORCEMENT DEPARTMENT

August 4, 2021

Mayor Hartwick
City Council Members

Re: 1509 ½ West 20th Street

Legal Description: Part of the NE I/4 NW 1/4 SWI/4, Section 27, Township 2 North, Range 12 West, now in the City of North Little Rock, Pulaski County, Arkansas, begin 20 feet North and 180 feet West of Southeast corner, thence West 62 feet; thence North 140 feet; East 62 feet; South 140 feet to the point of beginning, as shown in Deed Book 342, page 184 and Deed Book 626, page 233, records of Pulaski County, Arkansas.

Owners: Iremodel LLC
North Little Rock, AR

Dear Mayor Hartwick;

December 2020 after receiving a copy of the fire report from the North Little Rock Fire Department Officer Cedric Williams conducted an inspection on the structure. Owners of record were notified of the fire damage to the property.

February 2021 Property was sold to Iremodel Properties LLC of North Little Rock, new owners were also notified of pending City Council hearing date, they were also told by phone to secure and clear yard of trash and debris.

July 2021 to-date the status of the structure is unchanged, Officer Ward Reese conducted and exterior inspection of the above property and posted a Notice of City Council Date.

The condemnation procedures were started due to the condition of the house. Owners and/or heirs and all interested parties were given notice of City Council for the September 27, 2021 Hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property. This structure is considered to be unfit for human habitation.

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

Ward Reese
Code Enforcement Supervisor