R-22- 103

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 803 WEST 24TH 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, 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 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:

> The Middle 46 and 2/3 feet of Lots 10, 11, and 12, Block 3, Machin's Addition to the City of Argenta, now North Little Rock, Arkansas, more particularly described as beginning 46 and 2/3 feet East of the Northwest corner of Block 3, Machin's Addition to North Little Rock and run thence South 141-1/2 feet; Thence East 46 2/3 feet; thence North 141-1/2 feet; Thence West 46 2/3 feet to the point of beginning. (Parcel No. 33N234000400 located at 803 West 24th Street and owned by Juan Alfaro).

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 Hartwick ae

Mayor Terry C. Hartwick

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Fields ae

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:55 A.M. _____ P.M.
By E Lee - Attorney's Office
DATE 5.17.22

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

RECEIVED BY S. Lissery

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR

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

CODE ENFORCEMENT DEPARTMENT

April 19, 2022

Mayor Hartwick
City Council Members

Re: **803 W. 24TH. Street**
The middle 46 and 2/3 Feet of Lots 10-11 & 12 Block 3, Machin's Addition To the City of Argenta, now North Little Rock, Arkansas more particularly described ad beginning 46 and 2/3 feet East of the Northwest corner of Block 3 Machin's Addition to North Little Rock and run thence South 141-1/2 feet; thence East 46 2/3 feet; thence North 141-1/2 feet; thence West 46 2/3 feet to the point of beginning. City of North Little Rock, AR

Owners: Juan Alfaro
North Little Rock, AR

Dear Mayor Hartwick;

On January 11th, 2022, NLR Code Enforcement Officer Timothy McEuen started an investigation into 803 W. 24th. Street due to the conditions of the property. Officer McEuen performed an exterior inspection of the structure where he observed a blue tarp on the roof, possibly being used to cover damage. He further observed damaged siding, soffit, and more roof damage.

On January 28th, 2022, Officer McEuen posted a *Notice of City Council* hearing on the structure, and mailed copies to all known owners and heirs. While researching the property, Officer McEuen discovered the property has been subject to various complaints and issues. Several different City departments have had dealings with the property (NLR Police, Animal Control, Code Enforcement, and the City Attorneys Office). The property, in general, is a public nuisance.

April 2022 after not response from owner of record and learning that no permit have been pulled for repair to the structure. The Code Enforcement department obtained an administrative search warrant for the purpose of an interior inspection, which showed the structure to be unlivable.

The condemnation procedures were started due to the condition of the building. Owners and/or heirs and all interested parties were given notice of City Council for the May 23rd, 2022 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 be considered for condemnation.

Timothy McEuen
Code Enforcement Officer