R-22- 170

RESOLUTION NO. _____

A RESOLUTION DECLARING THE GARAGE ON CERTAIN REAL PROPERTY LOCATED AT 1112 WEST 23RD STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURE; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the garage whose location is set forth herein is vacant and has 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 an unsafe and hazardous structure, and also that since the structure is without proper sanitary facilities and as such is unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such a building constitutes a serious hazard to the health and safety of the citizens of North Little Rock, and it should be removed 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 garage located on 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 structure 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:

Lot 4, Block 4 of the Coors Addition to the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 33N2450002700 located at 1112 West 23rd Street and owned by Scrinopski Investments LLC).

SECTION 3: If the aforementioned structure has 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 structure 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:

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 11:04 A.M. _____ P.M.
By Amy Fields
DATE 8/16/22

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

RECEIVED BY

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
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

July 28, 2022

Mayor Hartwick
City Council Members

Re: 1112 W. 23rd. St. (Garage Only)
Located on the Property
Lot: 4 Block: 4 Sub: Coors
City of North Little Rock, AR

Owners: Scrinopski Investments LLC
North Little Rock, AR

Dear Mayor Hartwick;

On April 6th, 2022, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into a secondary dilapidated structure located at 1112 W. 23rd. Street. Officer McEuen he performed an exterior inspection of the structure via the alleyway located behind the property. Officer McEuen observed major damage to the roofing, and exterior walls. With the observed damage, this structure is unfit and unsafe for human usage. The structure is a danger and liability to the owners and to the community.

June 2022 Code Enforcement made contact with owners by phone who stated the structure would be demolish right away.

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 structure is still in the same condition it was when the investigation began.

The condemnation procedures were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice of City Council for the August 22nd, 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 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