R-23- 40

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4302 DICK JETER ROAD IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNERS 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 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 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:

PT NW1/4 SE1/4 BG 500' E MOL OF NW CR TO C LN OF VALENTINE RD TH S194' SE'LY 203' N235' TO N LN OF NW1/4 SE1/4 WAL N LN TO POB EXC THAT PT FOR COUNTY RD BG 500' E MOL OF NW CR S30' SE'L YON A CURVE 193' N45' TO N LN OF NW1/4 SE1/4 WON N LN TO POB (PARCEL NO. 13N0190000200 LOCATED AT 4302 DICK JETER ROAD AND OWNED BY ANTOINETTE DUCKWORTH AND GABRIEL TURNAGE).

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 11:00 A.M. _____ P.M.

By A. Fields

DATE 2.21.23

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

RECEIVED BY S. Usser

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

January 20, 2023

Mayor Hartwick
City Council Members

Re: 4302 Dick Jeter Road
Part of the W 1/3 of the North Fractional Half of Section 6, Township 1 North, Range 11 West, North of Arkansas, in the City of North Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing on said Section line 458.2 feet East of the Northwest corner; thence South 30 feet; thence East 25 feet; thence South 150 feet; thence East 306.4 feet to the point of beginning; thence South 145 feet; thence East 50 feet; thence North 145 feet, thence West 50 Feet to the point of beginning.
Parcel: 13N0190000200
North Little Rock, AR 72117-9714

Owners: Antoinette Duckworth-Turnage/Gabriel Turnage
North Little Rock, AR

Dear Mayor Hartwick;

On October 13th, 2022, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 4302 Dick Jeter Road after receiving complaints regarding a property, which appeared to be abandoned, due to observed conditions of the property. Officer McEuen verified the property was vacant so he performed an exterior inspection of the property. Officer McEuen observed major damage to the roofing, siding, soffit, and fascia. The property is littered with trash, and scattered junk items and an inoperable vehicle.

On October 27th, 2022, Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed notification to all known owners and heirs. Ms. Duckworth contacted our office and stated that she would try to have the structure demolished before the hearing date .She also stated that the interior conditions are hazardous, Code Enforcement officers met with Ms. Duckworth at the property and conducted an interior inspection. Inspection showed the structure to be uninhabitable.

The condemnation procedures were started due to the condition of the house and property. Owners and/or heirs and all interested parties were given notice of City Council for the February 27th, 2023 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