

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4700 HAYWOOD STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, 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:

PART OF LOT 17 OF THE JOHN L ATKINS SCHOOL SUBDIVISION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 17, THENCE SOUTHWESTERLY ALONG HAYWOOD ST 50 FEET, THENCE SOUTH 19° 50' WEST 189.9 FEET, THENCE 71° 10' WEST 41.5 FEET TO THE LINE BETWEEN LOTS 17&18, THENCE NORTHEASTERLY ALONG THE SAID

LINE 205.5 FEET TO POINT OF BEGINNING (PARCEL NO. 23N0610005300  
LOCATED AT 4700 HAYWOOD STREET AND OWNED BY RIDINGS  
REALTY FUND C/O CARL GOODMAN).

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:

ATTEST:

TERRY C. HARTWICK  
Mayor Terry C. Hartwick *by AF*

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:05 A.M. \_\_\_\_\_ P.M.

By city atty a. fields

DATE 1/17/2024

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

RECEIVED BY Dutley

P-24-24

The City of North Little Rock

FELECIA MCHENRY  
DIRECTOR



500 WEST 13TH STREET  
NORTH LITTLE ROCK, ARKANSAS 72114  
501-791-8581 • Fax 501-791-8584  
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

December 15<sup>th</sup>, 2023

Mayor Hartwick  
City Council Members

**Re:** 4700 Haywood Street  
Lot: 0 Block: 17 Sub: John L Atkins School Sub  
City of North Little Rock, AR

**Owners:** Ridings Realty Fund/ Carl Goodman  
Conway, AR

Dear Mayor Hartwick;

On or around May 26<sup>th</sup>, 2023, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 4700 Haywood Street due to repeat Public Nuisance issues with the property, and the owner being non-compliant. Officer McEuen verified the structure was vacant so he performed an exterior inspection. Officer McEuen observed major damage to the roofing, siding, soffit, and fascia. With the observed damage, this structure is unfit for human habitation.

On August 15<sup>th</sup>, 2023, Officer McEuen performed a re-check of the property where he located the front door had been damaged and was open/unsecured. He performed an interior inspection where he observed damaged walls, ceilings, flooring, and plumbing fixtures. According to NLR Electric power has been off for some time, they were not able to show any record of last service also showed evidence of theft and also found an illegal Entergy meter at the property.

On August 16<sup>th</sup>, 2023, 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 property is still in the same condition it was when the investigation began.

The condemnation proceedings were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice for the City Council hearing for January 22<sup>nd</sup>, 2024 Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property.

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