

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 213 CROCKETT 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:

LOT 4, BLOCK 66 OF THE TOPF SUBDIVISION OF THE CHOCTAW ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS THE SOUTH 50 FEET AND RIGHT OF WAY TO THE CRI AND PRR, AS SHOWN ON PLAT RECORDED IN BOOK 2, PAGE 206, RECORDS OF PULASKI COUNTY (PARCEL NO. 24N0130002600 LOCATED AT 213 CROCKETT STREET AND OWNED BY UNKOLUS INVESTMENTS LLC C/O YOSEF KRAMER AND CHAYA M. CIMET-KRAMER).

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 AT*

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	10:40	A.M.	_____	P.M.
By	Amy Fields CA			
DATE	9-17-24			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	_____			

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR



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CODE ENFORCEMENT DEPARTMENT

July 31st, 2024

Mayor Hartwick
City Council Members

Re: 213 Crockett Street
Lot: 4 Block: 66 Sub: Topf Sub
City of North Little Rock, AR

Owners: Unkolus Investments LLS
C/o Yosef Kramer and Chaya M. Cimet-Kamer
Little Rock, AR

Dear Mayor Hartwick;

On May 29th, 2024, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 213 Crockett Street due to observed conditions of the structure. Officer McEuen located an open/unsecured door, and verified the structure was vacant. Officer McEuen performed an interior and exterior inspection to where he observed major damage to the walls, flooring, roofing, siding, soffit, and fascia.

I observed junk, trash, and clutter in the front and side yard. The grass was in violation also. As I approached the front door, an overwhelming stench of filth radiating from the interior of the structure. The structure and the surrounding grounds were cluttered with household garbage, junk, and clutter.

Tenant had just moved out of the structure and stated that Mr. Kramer said that he would make repairs to the property but never did, this structure is considered to be unfit for human habitation and is a public nuisance. Mr. Kramer was contacted and advised not to rent this property until it is brought up to City Codes. The status of the structure is unchanged and no permits have pulled.

Officer McEuen posted a *Notice of City Council* hearing as well as a "Red Tag" on the property declaring it unfit for human habitation. Officer McEuen mailed the notices out to all known owners and has been in phone contact with the owner Mr. Kramer. To date, the property is still in the same condition it was when the investigation began, and there have been no permits acquired for repairs.

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 September 23rd, 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