R-26 -18

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 120 NORTH BUCKEYE 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 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:

THE NORTH 49 FEET OF THE WEST 100 FEET OF THE NORTH ½ OF THE WEST ½ OF BLOCK THIRTY-SEVEN (37), CHOCTAW ADDITION, BEING THE NORTH 49 FEET OF THE WEST 100 FEET OF A TRACT DESCRIBED AS:

PART OF THE SW1/4 OF THE SE1/4 OF SECTION THIRTY-SIX (36), TOWNSHIP 2 NORTH, RANGE 12 WEST, COMMENCING 30 FEET NORTH AND 30 FEET EAST OF THE QUARTER SECTION CORNER OF THE SOUTH

LINE OF SAID SECTION 36; THENCE NORTH 147 ½ FEET TO THE POINT OF BEGINNING; THEN NORTH 147 ½ FEET TO THE NW CORNER OF BLOCK 37; THEN EAST 147 ½ FEET; THENCE SOUTH 147 ½ FEET; THENCE WEST 147 ½ TO THE POINT OF BEGINNING, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (PARCEL NO. 33N3180023200 LOCATED AT 120 NORTH BUCKEYE STREET AND OWNED BY GRACE REALTY LLC).

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/mf

FILED 11:09 A.M. _____ P.M.
By Amy Fields
DATE 1-20-26
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY

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 31st, 2025

Mayor Hartwick
City Council Members

Re: 120 N. Buckeye Street
CHOCTAW N49'OF W100'OF N 1/2 W 1/2 37 Sub: Choctaw
City of North Little Rock, AR

Owners: Grace Realty LLC
Mabelvale, AR

Dear Mayor Hartwick;

On July 21st, 2025, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 120 Buckeye Street due to observed exterior conditions of the structure. Officer McEuen knew that the North Little Rock Code Enforcement maintenance crew has had to mow and maintain the yard due to neglect from the owner since 2022. Officer McEuen observed damaged siding, and roofing.

Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed them out to all known owners and heirs. Officer McEuen was never contacted by the owner so an administrative search warrant was acquired and an interior inspection was performed. There is no flooring, and the interior walls have been removed. NLR Electric does not have any record of utilities being on in this structure within the past 10 years.

The condemnation proceedings were initiated due to the uninhabitable condition of the structure. Owners and/or heirs and all interested parties were given a notice for the City Council hearing for January 26th, 2026. 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