

RESOLUTION NO. ____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 507 CLARA STREET IN THE CITY OF NORTH LITTLE ROCK 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, obnoxious, 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, obnoxious, 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, Roy Gribble's Replat of Lots 1, 2, 3, 4 & 5, Block 50, John L. Atkins School Subdivision in the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 23N0610016500 located at 507 Clara Street and owned by Taylor Team Investments 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 his 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 Joe A. Smith

SPONSOR:

ATTEST:

Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED <u>10:50</u> A.M. _____ P.M.
By <u>Marie Miller, Asst City Atty</u>
DATE <u>10/22/19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>J Taylor</u>

The City of North Little Rock



TOM WADLEY
DIRECTOR

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NORTH LITTLE ROCK, ARKANSAS 72114
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NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

October 2, 2019

Mayor Smith
City Council Members

Re: 507 Clara St.
Lot 1 Block 50 John L Atkins School Sub Lot 4 Roy Gribble Sub Div of Lots 1-2-
3-4-5 50
Parcel 23N0610016500
North Little Rock, AR 72117

Owner: Taylor Team Investments LLC C/O Austin Taylor
Benton, AR 72105

Dear Mayor Smith;

July 2019 officer Thornton asked if I would look at the property it was unsecure in the back. I conducted an exterior inspection finding the structure had all the interior walls removed there was damaged or missing plumbing and electrical. The exterior of the structure had the siding removed which left the structure open to the element causing the structure to be unsafe for human habitation. Owners of record were mailed notice of public nuisance.

This structure has been vacant with the electric meter removed since 2011 according to North Little Rock utility department.

July 2019 Notice of City Council scheduled for October 28th, 2019 hearing date was mailed by certified and regular mail to all interested parties and posted to the premises. Notice of hearing was also ran in local newspaper.

July 25th 2019 Mr. Taylor called my office and advised he had received the notice on the property. Mr. Taylor advised he bought the property in March 2018 in this condition. Mr. Taylor advised he had gotten another structure rehabbed and knew he needed to get started on this property. I advised Mr. Taylor to secure the structure, get his permits and he needed to start work on the property.

To date the only improvement to the structure was 2 boards used to secure the front door and the back. There has be no work performed on the property, there has been no permits pulled to repair or demolish the structure. Mr. Taylor has not contacted my office since.

The structure is considered to be unfit for human habitation and also a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Laura Petty
Code Enforcement Officer