

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1823 SCHAEER 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 12, Block 16, Schaers Addition, in the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N2560010500, located at 1823 Schaer Street, and owned by Ronnie Treat.)

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:

Joe A. Smith
Mayor Joe A. Smith *by AP*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED <u>10:30</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>2-20-18</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>J. Ussery</u>

R-18-47

The City of North Little Rock

TOM WADLEY
DIRECTOR



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CODE ENFORCEMENT DEPARTMENT

January 30th, 2018

Mayor Smith
City Council Members

Re: 1823 Schaer
Lot 12 Block 16 Schaers Addition
City of North Little Rock, AR

Owner: Ronnie Treat (Deceased)
North Little Rock, AR

Dear Mayor Smith;

December 5th, 2013 officer F. McHenry first conducted an exterior inspection of this property. I worked with then owner Ron Treat on rehab to the structure. Mr. Treat never completed rehab, instead tried and sell the property, which would not sell. This structure has been a public nuisance since approximately 2000. Mr. Treat would do very minimal work to the structure each time he was addressed. Mr. Treat was issued a couple of citations and was fined due to the substandard condition of the structure.

January 2014 Mr. Treat again started renovations to the structure, he was given a one year residential repair permit from the Community Planning Dept. but never finished the rehab. Mr. Treat was again issued a citation for Public Nuisance and Property Maintenance Violations.

Mr. Treat is now deceased, a Jim Reaver of Texas is the representative for the estate, has contacted our office requesting information on demolishing the structure. He stated that the reports that he has received is the structure is unsafe, and that the family does not want to rehab or manage a property out of state. He also stated that the estate does not have a lot of money to work with. But he would obtain bids for demolition.

Mr. Reaver again contacted our office and stated that the estate could not afford the cost of demolition. He was advised that we would be moving forward with the condemnation proceedings.

Notice of City Council scheduled for February 26th 2018 hearing date was mailed to owner and estate by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

This property is considered to be a public nuisance and is unfit for human habitation. It is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer