

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

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 114 S. REDWOOD 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:

The E 1/2 of Lot 4 & the E 1/2 of N 1/2 of Lot 5, Block 45, Choctaw Addition, in the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N3180032200, located at 114 S. Redwood Street, and owned by Don Price.)

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:

\_\_\_\_\_

SPONSOR:

*Joe A. Smith*

Mayor Joe A. Smith

*by AT*

APPROVED:

\_\_\_\_\_  
Mayor Joe A. Smith

ATTEST:

\_\_\_\_\_  
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>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>S. Ussey</u>			

R-18-48

The City of North Little Rock

TOM WADLEY  
DIRECTOR



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NORTH LITTLE ROCK, ARKANSAS 72114  
501-791-8581 • Fax 501-791-8584  
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

January 30<sup>th</sup>, 2018

Mayor Smith  
City Council Members

Re: 114 S. Redwood  
Lot E ½ Lot 4 & E ½ N ½ Lot 5 Block 45 Choctaw  
Parcel 33N3180032200  
North Little Rock, AR 72114

Owner: Don Price  
Little Rock, AR

Dear Mayor Smith;

December 2017 during an inspection of the area officer F. McHenry notice a fire damaged structure. I conducted an exterior inspection which showed severe fire damage. The structure was red-tagged due to the severity of the fire. This structure is considered to be hazardous.

Notice of Public Nuisance along with a Notice of City Council scheduled for February 26th, 2018 hearing date was mailed to the owner of record by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

Dec 2017 I received a call from Regina O'Donald stating that she was purchasing the property from Don Price but has not been able to make contact with him to obtain copy of contract in order to demolish the structure. She was advised that the City would be moving forward with the Condemnation proceedings.

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

Felecia McHenry  
Code Enforcement Officer