

R-18- 97

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

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 820 EAST 14<sup>th</sup> 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 7, Block 6, East Central Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N2850005100, located at 820 East 14<sup>th</sup> Street, owned by Robert Coats)

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:



Mayor Joe A. Smith

*by AT*

ATTEST:

\_\_\_\_\_

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED <u>10:56</u> A.M. _____ P.M.
By <u>City Atty Amy fields</u>
DATE <u>5-8-18</u>
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>
RECEIVED BY <u>K. Thomas</u>



The City of North Little Rock

R-18-97

TOM WADLEY  
DIRECTOR



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NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

April 23, 2018

Mayor Smith  
City Council Members

Re: 820 E. 14th St  
Lot 7 Block 6 East Central  
Parcel 33N2850005100  
North Little Rock, AR 72114

Owner: Robert Coats  
North Little Rock, AR

Dear Mayor Smith;

October 2017 officer Richard Ross noticed vacant, structurally unsound structure, which was unsecured. Owners of record were mailed notice of public nuisance and a request for an interior inspection. This structure has been vacant since March 2011 according to North Little Rock utility department.

November 2017 I spoke with Mr. Coats regarding the interior inspection, he stated that he would call me back regarding an inspection time, he stated that he would also be considering rehab. Mr. Coats never made contact back with our office.

Notice of City Council scheduled for January 22<sup>nd</sup>, 2018 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

December 2017 Mr. Coats contacted our office and requested additional time to rehab the structure. He was granted the additional time, after he allowed us to conduct the interior inspection, follow-up inspection shows he still never made any attempt to correct violations. Mr. Coats was issued a citation for Property Maintenance Violation. Still to-date the status of the structure is unchanged.

He was issued another Notice of City Council scheduled for May 14<sup>th</sup>, 2018 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

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 these structure be considered for condemnation.

Felecia McHenry  
Code Enforcement Supervisor