

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

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 5900 MACARTHUR DRIVE 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:

Part of the SW 1/4 of the NW 1/4, Section 16, Township 2 North, Range 12 West, and described as beginning 100 feet West of the Northeast corner of the SW 1/4 of NW 1/4, Section 16; thence West 140 feet; thence South 234 feet to the North line of the Little Rock and Conway Highway; thence East along said Highway 140 feet; thence North 230 feet to the point of beginning in the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 33N0800005200 located at 5900 MacArthur Drive and owned by Byron Reeves).

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 *by AF*

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10:35</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>6-18-19</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>S. Ussery</u>			

The City of North Little Rock

TOM WADLEY  
DIRECTOR



701 WEST 29TH STREET  
NORTH LITTLE ROCK, ARKANSAS 72114  
501-791-8581 • Fax 501-791-8584  
NLRCCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

May 30, 2019

Mayor Smith  
City Council Members

Re: 5900 Macarthur Drive  
PT SW NW BEG 100' W OF NE COR, TH S 229' TO N R/W LINE OF LR-CONWAY  
HWY, TH W ALONG HWY 140', N 234' TO N LINE SW NW, E 140' TO BEG 16 2N 12  
Parcel 33N0800005200  
North Little Rock, AR 72114

Owner: Byron Reeves  
North Little Rock, AR

Dear Mayor Smith;

March 2019 Officer Epperson noticed a vacant, structurally unsound structure, which was unsecured. Officer Epperson requested I check the exterior of the structure. The inspection revealed damaged siding, damaged foundation, electrical wiring and damaged plumbing.

Notice of City Council scheduled for June 24<sup>th</sup>, 2019 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

Mr. Reeves contacted the office when he received the notices on the property. I arranged for an interior inspection March 25<sup>th</sup>, 2019 at 1:00. Mrs. Reeves called on March 25<sup>th</sup> and canceled the interior inspection. Several attempts were made to contact Mr. Reeves to reschedule the interior inspection.

May 7<sup>th</sup>, 2019 an Administrative Search Warrant was obtained for an interior inspection. May 14<sup>th</sup>, 2019 the warrant was executed. There was damaged walls, holes in ceilings, floors rotted and pulled away from the walls, electrical and plumbing damage threw out the house.

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