

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 2204.5 E. WASHINGTON AVENUE, APTS. A, B, C & D, 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 11, Block 39, Choctaw Addition to the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N3180025700 located at 2204.5 E. Washington Ave., Apt. A, B, C & D, and owned by T'Chia Dewayne Stewart, c/o Dwight Alexander.)

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 AF*

APPROVED:

Mayor Joe A. Smith

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney *by AF*

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:32</u>	A.M.	P.M.
By	<u>Diane Whitbey, City Clerk</u>		
DATE	<u>8/22/17</u>		
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas			
RECEIVED BY	<u>B. J. [Signature]</u>		

The City of North Little Rock

R-17-156

TOM WADLEY
DIRECTOR



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CODE ENFORCEMENT DEPARTMENT

August 8th, 2017

Mayor Smith
City Council Members

Re: 2204.5 E Washington Ave Apt A, B, C & D
Lot 11 Block 39 Choctaw Addition
North Little Rock, AR 72114

Owner: T'Chia Dewayne Stewart
C/o Dwight Alexander
Little Rock, AR

Dear Mayor Smith;

This structure has been a source of complaints for a number of years. Feb 2017 Exterior inspection was conducted which showed numerous violations (broken or missing windows, unsecured building, rotting siding material, etc.) Notice of Public Nuisance with a City Council hearing date of August 28th, 2017 was mailed to owner of record T'Chia Stewart in care of Dwight Alexander by certified and regular mail however all notices returned unclaimed.

March 2017 Dwight Alexander came into our office and expressed to us that he would start repairs right away. I advised him that I would give him 90-Days to complete repairs and for him to contact me for a follow-up Inspection, He was then given his notice of City Council for the structures in question. I never heard back from Mr. Alexander,

June 2017 I finally made contact with Mr. Alexander and was able to setup an interior inspection of the building. This structure consist of four apartments, A and C are currently occupied both have numerous interior violations. B and D have been vacant since 2001. The follow-up inspection showed no work being done to correct violations.

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

Felecia McHenry
Code Enforcement Officer