

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 5109 ALPHA STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNERS 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, noxious, 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 removed 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, noxious, 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 owners of record of the following described property are 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 East 48 feet of the West 144 feet of the South 136 feet of Lot 164 of the Rich Acres Subdivision of the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 23N0670011600 located at 5109 Alpha Street and owned by Jeffery Jenkins and Raymond Bowen).

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 her 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 Terry C. Hartwick

SPONSOR:

ATTEST:

Terry C. Hartwick
Mayor Terry C. Hartwick

Diane Whitbey
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

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|--|---------------------------|------|-------|------|
| FILED | <u>11:10</u> | A.M. | _____ | P.M. |
| By | <u>Amy Beckman Fields</u> | | | |
| DATE | <u>9/20/22</u> | | | |
| Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas | | | | |
| RECEIVED BY | <u>BTamw</u> | | | |

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR



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CODE ENFORCEMENT DEPARTMENT

August 1st, 2022

Mayor Hartwick
City Council Members

Re: 5109 Alpha Street
Lot: 164 Block: 0 Sub: Rich Acres
City of North Little Rock, AR

Owners: Jeffery Jenkins
Raymond Bowen
North Little Rock, AR

Dear Mayor Hartwick;

On or around March 16th, 2021 North Little Rock Code Enforcement Officer Cedric Williams began an investigation into 5109 Alpha Street due to observed conditions of the property. Officer Williams verified the property was vacant so he performed an exterior inspection of the property. Officer William observed damage to the roofing that had been covered by a worn tarp. With the observed damage, this property is unfit for human habitation.

On March 11st, 2022, North Little Rock Code Officer Timothy McEuen was assigned the investigation to begin condemnation proceedings. Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed them out to all known owners and heirs.

On March 31st, 2022, Officer McEuen met the property owner to perform an interior inspection. The house is in a severe state of dilapidation.

On June 9th, 2022, the property was sold to a new owner, and a new *Notice of City Council* hearing was posted on the property and mailed to the new owners.

The condemnation procedures were started due to the condition of the house. Owners and/or heirs and all interested parties were given notice of City Council for the September 28th, 2022 hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property. This structure is considered to be unfit for human habitation.

This property constitutes a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Timothy McEuen