

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1521 ORANGE 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 12 and the North 1/2 of Lot 11, Block 31, North Argenta, now in the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 33N2110026000 located at 1521 Orange Street and owned by Jermaine Merrida).

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:

Joe A. Smith my name

Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields my name

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>11:39</u>	A.M.	_____	P.M.
By	<u>Marie B.-BO</u>			
DATE	<u>8-20-19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u><i>[Signature]</i></u>			

R-19-

The City of North Little Rock



TOM WADLEY
DIRECTOR

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NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

August 5, 2019

Mayor Smith
City Council Members

Re: 1521 Orange
Lot 11 Block 31 North Argenta N ½ OF 11 & ALL 12 31
Parcel 33N2110026000
North Little Rock, AR 72114

Owner: Jermaine W. Merrida
Little Rock, AR

Dear Mayor Smith;

June 2013 NLR Fire Department notified officer Williams there had been a fire in the structure. Officer Williams's red tagged the structure and mailed a request for an interior inspection to the owner.

April 2014 Mr. Merrida bought the property. July 2014 Officer Williams sent Mr. Merrida a notice of Public Nuisance and a request for an interior inspection both regular and certified mail.

November 5th, 2014 Notice of City Council scheduled for February 23rd, 2015 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

December 9th, 2014 and interior inspection was done with the owner. There had been some repair work with framing and plumbing had been done with no permits pulled on the structure.

February 2015 Mr. Merrida was issued a citation to appear in court February 19th, 2015 for Property Maintenance Violations. There were some repairs made but never completed.

2015 Electrical, Plumbing and Building permits were pulled. There was a final on the rough in on plumbing and electrical that passed. There was never a framing inspection done for the addition. All permits are expired.

Notice of City Council scheduled for August 26th, 2019 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

To date there has been no contact from the owner of the property, there has been very little repairs done and there has been no permits pulled to repair or demolish the structure.

August 5thth, 2019 an Administrative Search Warrant was obtained. The warrant was executed on August 5th, 2019 for the purpose of an interior inspection. The inspections revealed holes in the floor, walls and ceilings, damaged plumbing, electrical. The exterior has rotted fascia broken windows.

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.

Laura Petty
Code Enforcement Officer