

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED ALONG MEMORIAL DRIVE AND PERSHING CIRCLE 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:

W1/2 SW NW SUBJ TO EASE OVER 75' STRIP & EXC BG SE CR OF W1/2 N265' N142 9' W145 5' S13*E5 1' S34* E81 1' S72*E19' S16*W209' N73*W90' N16*E10.8' N21*W58.6' N72*W20' S17*W117' S112.7' S89*E300' TO POB in the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 33N2270001100 located along Memorial Drive and owned by 1 Pershing Circle LLC).

PT OF SE NE SECTION 28 2N-12W N89*1'14"W646.9' TH N0*11'8"E1315.5'
TH S88*36'40"E658.9' TH S0*55'56"W1297.9' TO POB in the City of North Little
Rock, Pulaski County, Arkansas (Parcel No. 33N2610001000 located along
Memorial Drive and owned by 1 Pershing Circle LLC).

W1/2 SW NW BG SE CR OF W1/2 N265' N142 9 W145 5' S13*E5 1' S34*E81 1'
S72*E19' S16*W209' N73*W90' N16* E10 8' N21*W58 6' N72*W20' S17*
W117' S112.7' S89*E300' TO POB C/O 37945 27 2N 12W in the City of North
Little Rock, Pulaski County, Arkansas (Parcel No. 33N2270001110 located along
Pershing Circle and owned by 1 Pershing Circle LLC).

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 m. sm*
Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields *my m. sm*
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 Miller</u>
DATE <u>8/20/19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>B Taylor</u>

2-19-

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
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

July 31, 2019

Mayor Smith
City Council Members

Re: 1 Pershing Circle at Memorial Drive

Parcel 33N2270001100

W1/2 SW NW SUBJ TO EASE OVER 75' STRIP & EXC BG SE CR OF W1/2
N265' N142 9' W145 5' S13*E5 1' S34* E81 1' S72*E19' S16*W209' N73*W90'
N16*E10.8' N21*W58.6' N72*W20' S17*W117' S112.7' S89*E300' TO POB

Parcel 33N2610001000

PT OF SE NE SECTION 28 2N-12W N89*1'14"W646.9' TH N0*11'8"E1315.5' TH
S88*36'40"E658.9' TH S0*55'56"W1297.9' TO POB

Parcel 33N2270001110

W1/2 SW NW BG SE CR OF W1/2 N265' N142 9' W145 5' S13*E5 1' S34*E81 1'
S72*E19' S16*W209' N73*W90' N16* E10 8' N21*W58 6' N72*W20' S17* W117'
S112.7' S89*E300' TO POB C/O 37945 27 2N 12W
North Little Rock, AR 72114

Owner: 1 Pershing Circle LLC
North Little Rock, AR

Dear Mayor Smith;

This property was the Old Baptist Hospital. Owners purchased the property March 2010. Demolition started after that time and was never completed.

June 6th 2018 Mr. Wadley requested that I send a letter of Public Nuisance to Mr. Bob Francis owner of 1 Pershing Circle LLC. I was also informed that Chief Pflasterer was sending a letter outlining the violations of the Fire Code. Notice of public nuisance was mailed regular and certified mail along with being posted to the property.

June 13th, 2018 Chief Pflasterer and I met with Bob Francis at the property and an interior inspection was done. The many violations of the property were pointed out to Mr. Francis. Mr. Francis advised he would get back with the city on his decision to demolish the structure.

Notice of City Council scheduled for November 26th, 2018 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

Mr. Francis was given additional time to rectify the violations the structure was removed from City Council agenda.

Complaints were received about illegal dumping on the property. There was a Public Nuisance letter issued to the owner. The inspection also showed there had been no progress on removing the building and there was graffiti all over the building.

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.

There has been no contact with Mr. Francis there have been no Demolition Permits pulled for the property.

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