

ORDINANCE NO. _____

AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, certain structures in the City of Little Rock, Arkansas, identified in this ordinance have become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of the citizens of Little Rock; and,

WHEREAS, the condition of the structures has deteriorated to the point that they are dangerous to the health and safety of the occupants or other persons and, further, are in such condition as to be dangerous to the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and,

WHEREAS, the condition of these structures constitutes a serious structural, fire and health hazard; and,

WHEREAS, the owners of the structures have received proper legal notice to either rehabilitate or remove the structures and have failed to do so; and,

WHEREAS, such structures are hereby declared a nuisance and immediate action is necessary to demolish the structures.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The conditions of the structures located on the properties described below have been found to present structural, fire and health hazards and are dangerous to the health and safety of the occupants or other persons, and further, the structures are in such condition as to be dangerous to the lives, limbs and property of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby condemns the following structures, identified by street address, owner, legal description and Parcel Number, and declares them to be public nuisances:

1. 3923 Elam Street

Owner: Denise L Thomas
Legal: Barrow John 12L, Block 197; Lot 12
Parcel No: 44L1341202300

2. 1504 Geyer Street

Owner: Michelle Ewing

1 Legal: Dodge's, Block 11, S42 Ft of Lot 11
2 Parcel No: 34L2180005800

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4 **3. 1024 Madison Street**

5 Owner: Hoover United Methodist Church
6 Legal: Cunninghams, Block 21; Lot 7
7 Parcel No: 34L1160018400

8 **4. 2221 South Martin Street (Accessory Structure)**

9 Owner: Verdie White Staggers C/O Andre Staggers
10 Legal: Chesterfield Square, Block 8; Lot 6
11 Parcel No: 34L1780017200

12 **5. 2100 South Ringo Street**

13 Owner: Eric Caffey
14 Legal: Weldon E Wright's, Block 29, N10' of Lot 11 & all of 12
15 Parcel No: 34L2020031400

16 **6. 2020 Simpson Street**

17 Owner: Ashley Works
18 Legal: Works Addition: Block 0; Lot 3
19 Parcel No: 34L3430100300
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21 **Section 2.** The City Manager is hereby authorized to direct the Housing & Neighborhood Programs
22 Department to raze and remove the structures condemned in this ordinance and to file and enforce a lien
23 against the properties described herein for the cost of razing and removing said structures pursuant to
24 Little Rock, Ark., Rev. Code ("LRC") §20-29 (1988).

25 **Section 3. Severability.** In the event any section, subsection, subdivision, paragraph, subparagraph,
26 item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
27 unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this
28 ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance.

29 **Section 4. Repealer.** All ordinances, resolutions, bylaws, and other matters inconsistent with this
30 ordinance are hereby repealed to the extent of such inconsistency.

31 **Section 5. Emergency Clause.** Unless the provisions of this ordinance are put into effect
32 immediately, the public health, safety and welfare of the citizens of Little Rock will be adversely affected;
33 therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect
34 from and after its passage.

35 **PASSED: December 3, 2018**

36 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

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Mark Stodola, Mayor

1 **APPROVED AS TO LEGAL FORM:**

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4 **Thomas M. Carpenter, City Attorney**

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