

ORDINANCE NO. 23 -2020

AN ORDINANCE DECLARING A PUBLIC NUISANCE AND PROVIDING FOR THE REMOVAL OR RAZING OF A BUILDING AND/OR HOUSE WHICH HAVE BECOME DILAPIDATED, UNSIGHTLY, UNSAFE, UNSANITARY, OBNOXIOUS, AND/OR DETERIMENTAL TO THE PUBLIC WELFARE.

WHEREAS, Arkansas Code Annotated § 14-56-203 grants the City of Helena-West Helena the authority to remove or raze buildings within the corporate limits of the City; AND

WHEREAS, In accordance with that statute, the City of Helena-West Helena has passed Chapter 11.28 (condemned structures) of the Helena-West Helena Municipal Code which provides the procedures for the condemnation and removal of structures in the City; AND

WHEREAS, the Code Enforcement Officer for the City of Helena-West Helena has via certified mail, provided notice of the existence of a public nuisance to all of the landowners whose property is the subject of the ordinance; AND

WHEREAS, the Code Enforcement Officer followed the procedures provided in Chapter 11.28 (condemned structures) of the Helena-West Helena Municipal Code; AND

WHEREAS, the public nuisance continues to exist on each to the properties which are the subject of this Ordinance; AND

WHEREAS, this body finds that properties, which are the subject of this Ordinance, are dilapidated, unsightly, unsafe, unsanitary, obnoxious, and/or detrimental to the public welfare.

NOW, THEREFORE, BE IT ORDAINED:

1. That a public nuisance is declared to exist on the following properties:

PROPERTY ADDRESS	LEGAL DESCRIPTION
1513 FRANKLIN STREET HELENA-WEST HELENA, AR 72342	COOLIDGE & CASTEEL ADDITION BLOCK/ LOT: 94/3

2. Based upon the authority vested in it by Arkansas Code Annotated § 12-56 203 and, City of Helena-West Helena Chapter 11.28, (condemned structures) of the Helena-West Helena Municipal Code. The Sanitation Department is ordered to remove and raze all structure from the above listed properties. The landowner shall be responsible for all costs associated with the removal of the public nuisance from each of the above listed properties.

3. That the Code Enforcement Officer shall document any and all cost related to removing each structure and the Code Enforcement Officer is ordered to take all necessary steps to cause a lien to be placed against said properties in accordance with state and local law.
4. If for any reason, any portion of this Ordinance be held to be invalid, such invalidity shall in no way effect the remaining portions thereof which are valid, but such valid portions shall be and remain in full force and effect.
5. All ordinances or parts of Ordinances in conflict herewith are hereby repealed.
6. This Ordinance shall be in full force and effect from and after its passage.

PASSED 12-15-2020

APPROVED: Kevin A. Smith
Kevin Smith, Mayor

ATTESTED: Sandi Ramsey
Sandi Ramsey, City Clerk



CITY OF HELENA-WEST HELENA

October 7, 2020

Garland Q. Ridenour
650 S. Shackleford Road
Suite 400
Little Rock, AR 72212

via certified mail and regular mail

RE: 1513/1517 Franklin Street, Helena, AR 72342

Dear Mr. Garland:

Attached hereto are several documents regarding the above referenced property. Previously, you have been provided with notices from the City of Helena-West Helena Code Enforcement Officer and you have not responded. Your property remains in disrepair, unsightly, and has been determined to be a nuisance by the Code Enforcement Officers. This notice is the City's last attempt to bring you into compliance and for you to correct all issues on the property.

In addition to the notices that were previously forwarded to you, I have attached an ordinance authorizing the condemnation of your property. This is a very serious matter and should not be ignored by you. Please contact the Code Enforcement Officer immediately if you desire to resolve this matter prior to the City moving forward with additional measures. The Ordinance that is included will be on the City Council's agenda on the first Tuesday in December; however, you must respond to Code Enforcement by October 31, 2020. The City has previously notified you of a 30 day requirement to respond, but you failed to do so. This is merely a courtesy to provide you with additional time to both respond and take remedial measures on your property.

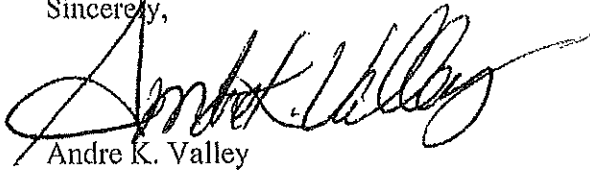
If you do not respond and take remedial measures, the City will begin the condemnation process which will include the passage of the attached ordinance. The demolition and/or razing of the property. The City will clear the lot and account for all man hours that are utilized to correct the issues. Thereafter, the city will send you a bill to pay it for all the services that were rendered in the remediation of the issues on this property. If that is not paid by you then the City will be the lien process to place a lien upon the property and collect it payment by placing a lien on the property and having the County to collect it along with your regular ad valorem taxes.

Kevin Smith, Mayor Sandi Ramsey, City Clerk Andre Valley, City Attorney Derrick Turner, Treasurer

P: 870.817.7400 | F: 870.338.7250 | PO Box 248 | 226 Perry Street | Helena, AR 72342

Your prompt attention to this matter is requested. You may contact Mr. Elmer Gant, Code Enforcement Officer, at (870) 995-2428. You may respond by sending him notification at P.O. Box 248 Helena, Arkansas 72342.

Sincerely,

A handwritten signature in black ink, appearing to read "Andre K. Valley". The signature is written in a cursive style with a large initial "A" and "V".

Andre K. Valley



CITY OF HELENA-WEST HELENA

July 24, 2020

Garland Q. Ridenour
650 S. Shackelford RD.
Ste. 400
Little Rock, AR. 72212

RE: 1513/1517 Franklin ST. Helena, AR

Dear Garland Q. Ridenour

An inspection of your property on 07/23/2020 shows that your property is in violation of Chapter 5.12- Maintenance of Real Property of the City of Helena-West Helena Code of Ordinances. **PROPERTY NEED TO BE TO BOARDED UP, OR OVER GROWN PROPERTY NEEDS TO BE CUT AND CLEANED UP.** You have until 09/03/2020 to bring this property up to code. Enclosed in this notice is a copy of the ordinance. In addition, notice is hereby given that unless you comply with this order the city, according to this code, will impose all penalties, fines or fees associated with this violation. The city may also exercise its rights to bring the property up to code at your expense.

If you intend to bring your property up to code, but need additional time to do so then before the expiration of the 09/03/2020 day time period, **you must file a written request for an extension of time to comply with this order.** Your written request for an extension of time must be delivered to the **Office of the City Clerk, PO. Box 248 Helena AR. 72342.** You may fax the written request to the **City Clerk at 870-338-7250.** If you submit your request by fax, you must still submit the original via mail or hand delivery within two (2) days of the date the fax is sent to her office.

If you have any questions you may contact me at **870-995-2428**

Respectfully,

Elmer Gant, JR.
Code Enforcement Officer
City of Helena-West Helena, AR

Kevin Smith, Mayor Sandi Ramsey, City Clerk Andre Valley, City Attorney Derrick Turner, Treasurer

P: 870.817.7400 | F: 870.338.7250 | PO Box 248 | 226 Perry Street | Helena, AR 72342



CITY OF HELENA-WEST HELENA

July 20, 2020

Garland Q. Ridenour
650 S. Shackelford RD.
Ste. 400
Little Rock, AR. 72212

RE: 1513/1517 Franklin ST. Helena, AR

Dear Garland Q. Ridenour

An inspection of your property on 07/23/2020 shows that your property is in violation of **CHAPTER 11.28- CONDEMNED STRUCTURES** of the City of Helena-West Helena Code of Ordinances. You have until 09/03/2020 to bring your property up to code. Enclosed in this notice is a copy of the ordinances and photos of property. In addition, notice is hereby given that unless you comply with this order the city, according to this code, will impose all penalties, fines or fees associated with this violation. The city may also exercise its rights to bring the property up to code at your expense.

If you intend to bring your property up to code, but needs additional time to do so then before the expiration of the 09/03/2020 day time period, **you must file a written request for an extension of time to comply with this order.** Your written request for an extension of time must be delivered to the **Office of the City Clerk PO. Box 248 Helena, AR. 72342.** You may fax the written request to the **City Clerk at 870-338-7250.** If you submit your request by fax, you must still submit the original via mail or hand delivery within two (2) days of the date the fax is sent to her office.

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Code Enforcement Officer
City of Helena-West Helena, AR

Kevin Smith, Mayor Sandi Ramsey, City Clerk Andre Valley, City Attorney Derrick Turner, Treasurer

P: 870.817.7400 | F: 870.338.7250 | PO Box 248 | 226 Perry Street | Helena, AR 72342

Parcel: 704-01923-000
 Prev. Parcel: B-3957
 As of: 9/18/2020

Phillips County Report

ID: 20872

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
N/A		N/A					N/A	

Exterior Wall:

Foundation: N/A

Floor Struct: N/A

Floor Cover: N/A

Insulation: N/A

Roof Cover: N/A

Roof Type: N/A

Plumbing: N/A

Fireplace: N/A

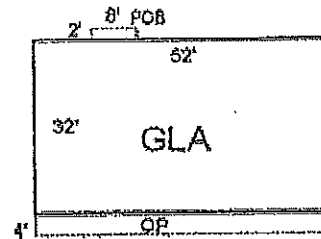
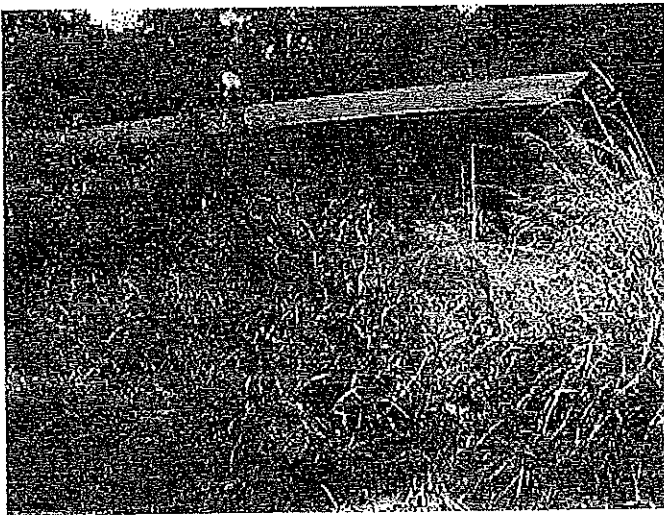
Heat / Cool: N/A

Basement: N/A

Basement Area:

Year Remodeled:

Style:



© 2010 Act Data Scout™

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Dwelling		1664			

Parcel: 704-01923-000
 Prev. Parcel: B-3957
 As of: 9/18/2020

Phillips County Report

ID: 20872

Property Owner

Name: RIDENOUR GARLAND Q

Mailing Address: 650 S SHACKLEFORD RD
 SUITE 400
 LITTLE ROCK, AR 72212

Type: (RI) Res. Improv.

Tax Dist: (102) HELENA INSIDE

Millage Rate: 60.55

Extended Legal: C & C ADD. LOT 3 BLK 94

Property Information

Physical Address: 1513 FRANKLIN ST

Subdivision: COOLIDGE & CASTEEL ADDITION

Block / Lot: 94 / 3

S-T-R: 23-02S-05E

Size (Acres): 0.200

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$1,500	\$300	\$300
Building:	0	0	0
Total:	\$1,500	\$300	\$300

Taxes

Estimated Taxes:	\$18
Homestead Credit:	\$0

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Special Assessments

Assessment	Tax Amount
901	\$58.24
Total	\$58.24

Land

Land Use	Size	Units
	1.000	Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
3/9/2009	2009	1944	QD			RIDENOUR GARLAND Q	Unval.	Improved
9/1/1974	525	7	Warr. Deed			RIDENOUR GARLAND Q	Valid	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$4,850.00	\$970.00
2016	\$1,500.00	\$300.00
2017	\$1,500.00	\$300.00
2018	\$1,500.00	\$300.00
2019	\$1,500.00	\$300.00

Parcel: 704-01923-000
Prev. Parcel: B-3957
As of: 9/18/2020

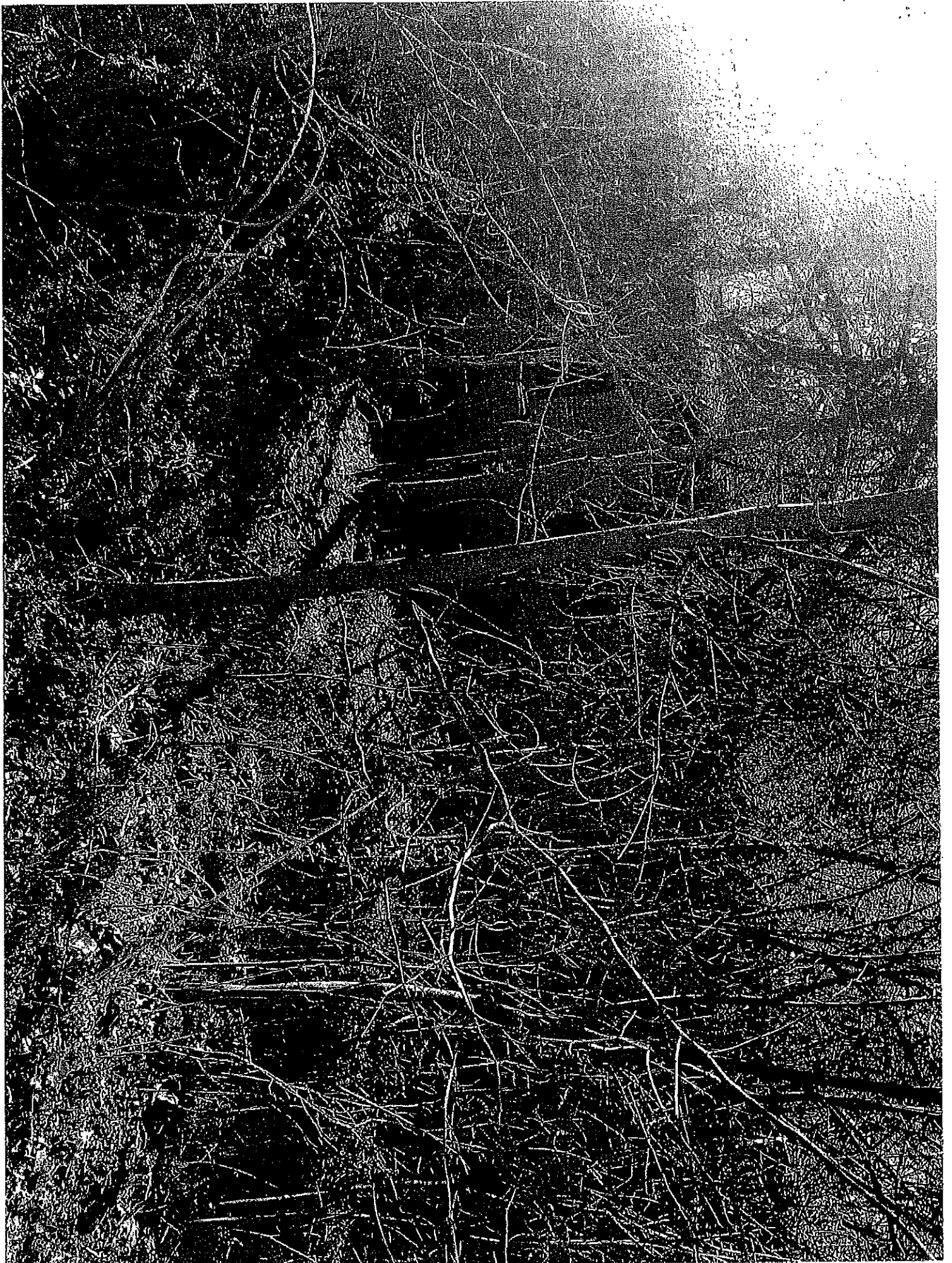
Phillips County Report

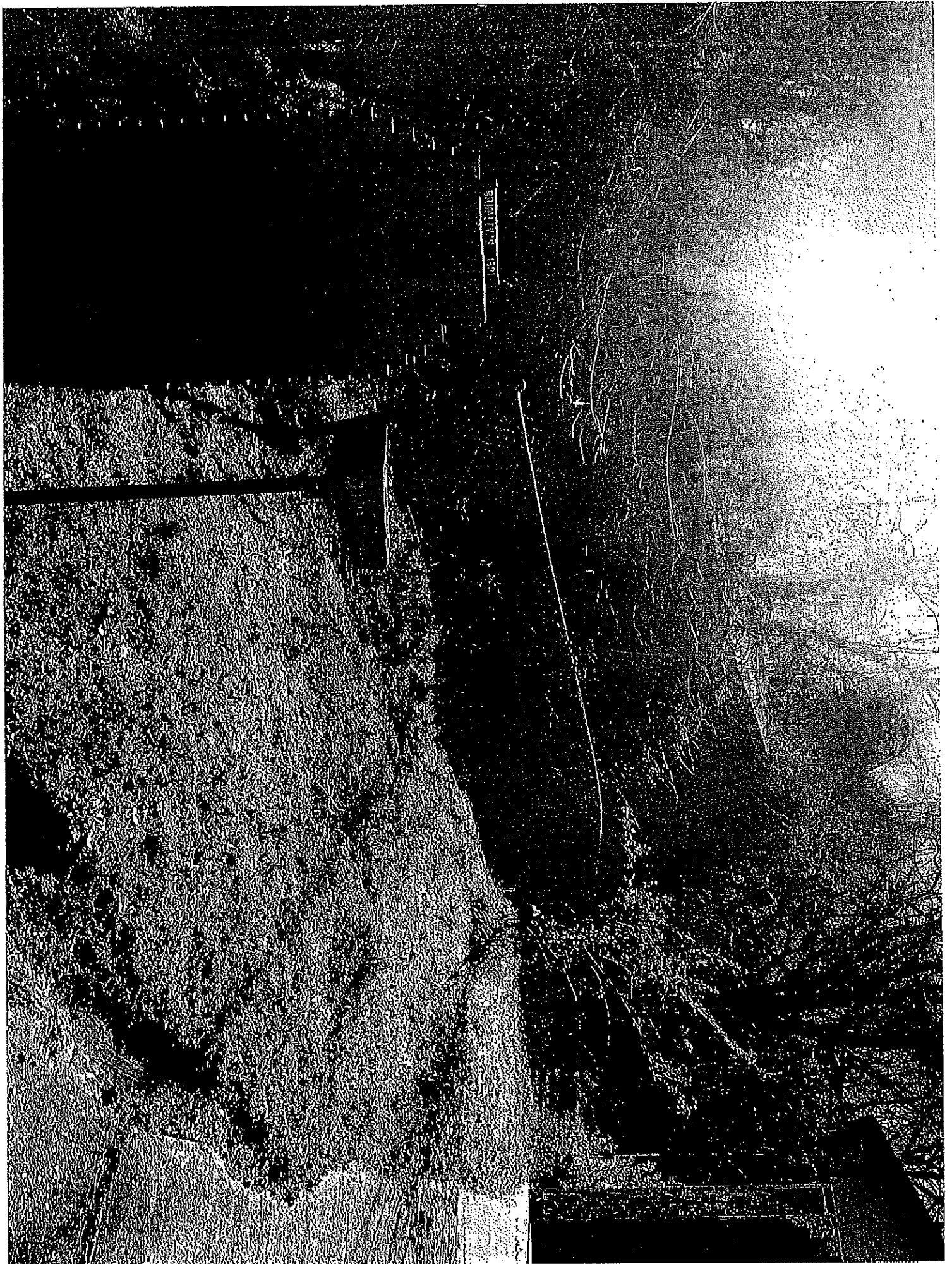
ID: 20872

Map



Map unavailable
for this parcel.







Parcel: 704-01923-000
 Prev. Parcel: B-3957
 As of: 9/18/2020

Phillips County Report

ID: 20872

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
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Foundation: N/A

Floor Struct: N/A

Floor Cover: N/A

Insulation: N/A

Roof Cover: N/A

Roof Type: N/A

Plumbing: N/A

Fireplace: N/A

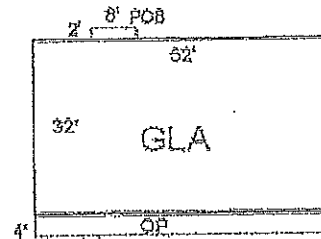
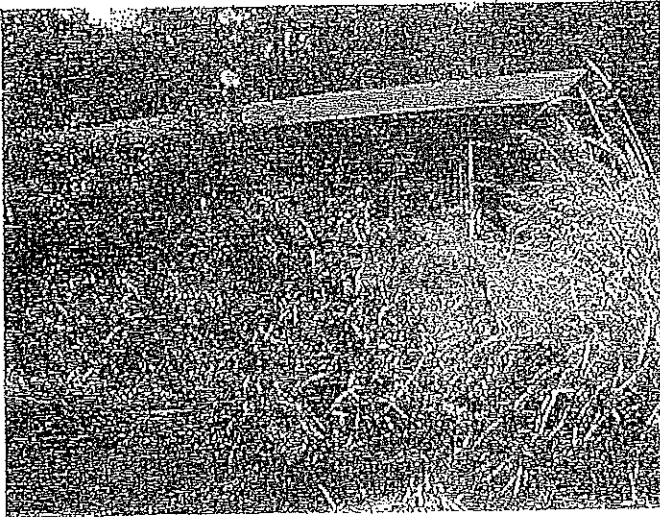
Heat / Cool: N/A

Basement: N/A

Basement Area:

Year Remodeled:

Style:



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Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Dwelling		1664			