

**ORDINANCE NO. 25 -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:

<b>PROPERTY ADDRESS</b>	<b>LEGAL DESCRIPTION</b>
109 CANEY CREEK DR HELENA-WEST HELENA, AR 72342	VALLEY VIEW SUBDIVISION  BLOCK/ LOT: NA/1

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 Smith, Mayor

ATTESTED:   
Sandi Ramsey, City Clerk



## CITY OF HELENA-WEST HELENA

October 7, 2020

Cheap Home Finders INC.  
P.O. Box 881655  
Port Saint Lucie, FL 34988

via certified mail and regular mail

RE: 109 Caney Creek Drive, Helena, AR 72342

Dear Cheap Home Finders INC:

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.

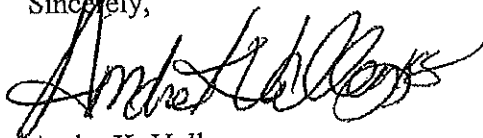
If you do not respond and take remedial measures, the City will begin the condemnation process which will include the passage of the attached ordinance. The demolition and/or razing of the property. The City will clear the lot and account for all man hours that are utilized to correct the issues. Thereafter, 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 cursive script, appearing to read "Andre K. Valley". The signature is written in black ink and is positioned above the printed name.

Andre K. Valley



## CITY OF HELENA-WEST HELENA

July 16, 2020

Cheap Home Finders INC  
PO. Box 881655  
Port Saint Lucie, FL. 34988

**RE: 109 Caney Creek DR. Helena, AR.**

Dear Cheap Home Finders INC #70190160000112315809

An inspection of your property on 07/13/2020 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 08/31/2020 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 08/31/2020 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

Parcel: 704-05048-000  
 Prev. Parcel: B-4507  
 As of: 9/7/2020

## Phillips County Report

ID: 23903

### Property Owner

Name: CHEAP HOME FINDERS INC

### Property Information

Physical Address: 109 CANEY CREEK DR

Mailing Address: PO BOX 881655  
 PORT SAINT LUCIE, FL 34988

Subdivision: VALLEY VIEW SUBDIVISION

Block / Lot: N/A / 1

Type: (RI) Res. Improv.

S-T-R: 06-02S-05E

Tax Dist: (102) HELENA INSIDE

Size (Acres): 0.290

Millage Rate: 60.55

Extended Legal: VALLEY VIEW LOT 1 B542 P136

#### Market and Assessed Values

#### Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$55
Land:	\$4,000	\$800	\$800	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	500	100	100		
<b>Total:</b>	<b>\$4,500</b>	<b>\$900</b>	<b>\$900</b>		

#### Land

Land Use	Size	Units
	1.000	Lot
<b>Total</b>	<b>1.000</b>	

#### Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/27/2018	10/10/2018	2018	6973	Ltd Warr Deed			CHEAP HOME FINDERS INC	N/A	Improve d
8/25/1989		657	475	Quit Claim			PACE JESSE L JR	Valid	N/A

#### Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$52,350.00	\$8,984.00
2016	\$4,500.00	\$900.00
2017	\$4,500.00	\$900.00
2018	\$4,500.00	\$900.00
2019	\$4,500.00	\$900.00

Parcel: 704-05048-000  
 Prev. Parcel: B-4507  
 As of: 9/7/2020

# Phillips County Report

ID: 23903

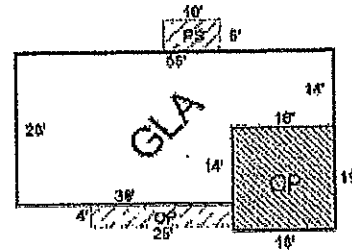
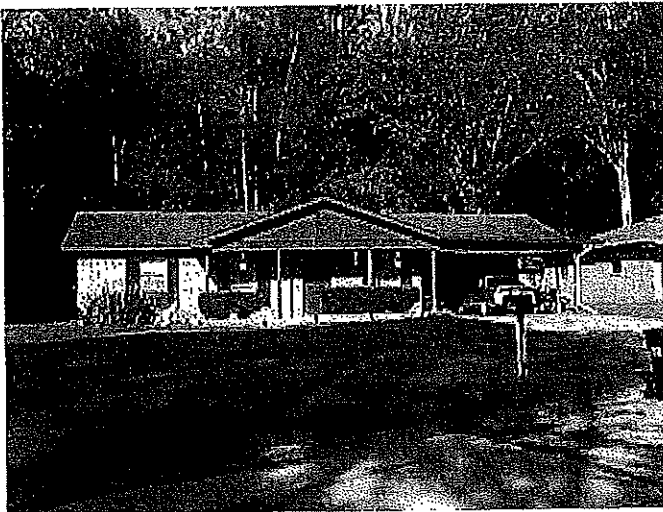
## Details for Residential Card 1

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

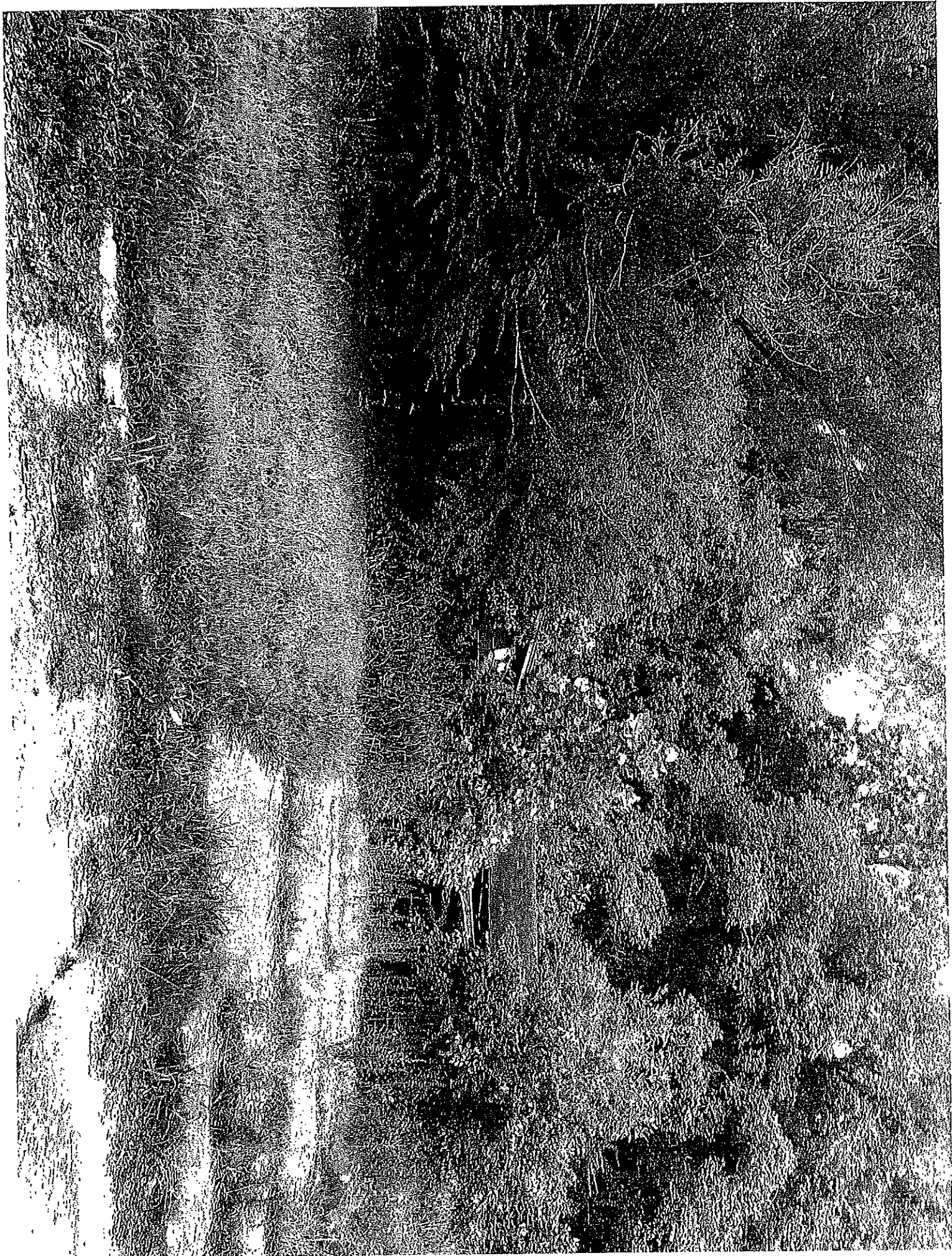
- Plumbing: N/A
- Fireplace: N/A
- Heat / Cool: N/A
- Basement: N/A
- Basement Area:
- Year Remodeled:
- Style:



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## Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		656			
Dwelling		1			





Parcel: 704-05048-000  
Prev. Parcel: B-4507  
As of: 9/7/2020

## Phillips County Report

ID: 23903

Map

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