

ORDINANCE NO. 27 -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
905 COLUMBIA STREET HELENA-WEST HELENA, AR 72342	OLD HELENA SUBDIVISION BLOCK/ LOT: NA/426

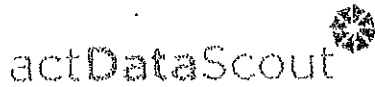
2. Based upon the authority vested in it by Arkansas Code Annotated § 12-56 203 and, City of Helena-West Helena Chapter 11.28, (condemned structures) of the Helena-West Helena Municipal Code. The Sanitation Department is ordered to remove and raze all structure from the above listed properties. The landowner 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
Kevin Smith, Mayor

ATTESTED: Sandi Ramsey
Sandi Ramsey, City Clerk



Parcel: 704-00799-000
 Previous Parcel: B-2096
 As of: 9/4/2020 10:54:20 PM

ID: 19761

Phillips County Report

Property Owner

Name: GBL RENTALS LLC
 Mailing Address: 6125 HWY 242 W
 LEXA, AR 72355
 Type: (RI) Res. Improv.
 Tax District: (102) HELENA INSIDE
 Millage Rate: 60.55

Property Information

Physical Address: 905 COLUMBIA ST
 Subdivision: OLD HELENA
 Block/Lot: N/A / 426
 S-T-R: 23-025-05E
 Size (Acres): 0.20
 Legal: OLD HELENA LOT 426
 2388-2S-5E

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	3,000	600	600
Building	250	50	50
Totals	3,250	650	650

Taxes

Estimated Taxes: 39
 Homestead Credit: 0
 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Special Assessments

Assessment	Tax Amount
901	\$53.44
	Total \$53.44

2/14/2020

IWORQ Systems Inc.



CITY OF HELENA-WEST HELENA

February 14, 2020

GBL RENTALS LLC
6125 HWY 242 W
LEXA AR-Arkansas, 72355

RE: 905 COLUMBIA STREET

Dear GBL RENTALS LLC ,

An inspection of your property on 2/14/2020 shows that your property is in violation of CHAPTER 11.28- CONDEMNED STRUCTURES of the City of Helena-West Helena Code of Ordinances. NEED TO BE TORN DOWN AND PROPERTY CLEANED You have until 03/16/2020 to bring the 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 right 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 3/16/20 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 870-817-7438.

Respectfully,

Elmer Gant
Code Enforcement Officer
City of Helena-West Helena

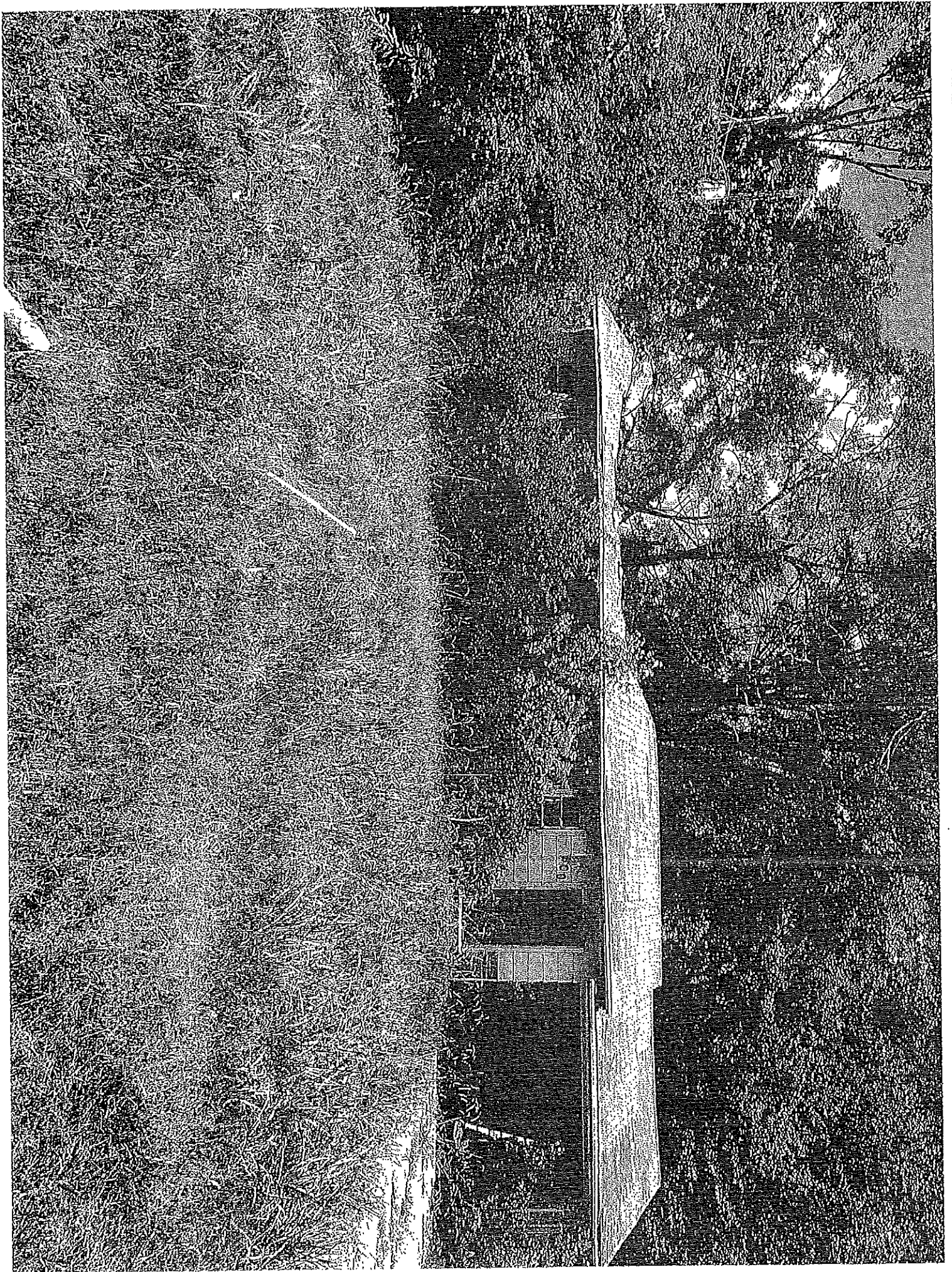
Kevin Smith, Mayor

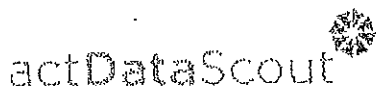
Sandi Ramsey, City Clerk

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: 704-00799-000
 Previous Parcel: B-2096
 As of: 9/4/2020 10:54:20 PM

ID: 19761

Phillips County Report

Property Owner

Name: GBL RENTALS LLC
 Mailing Address: 6125 HWY 242 W
 LEXA, AR 72355
 Type: (RI) Res. Improv.
 Tax District: (102) HELENA INSIDE
 Millage Rate: 60.55

Property Information

Physical Address: 905 COLUMBIA ST
 Subdivision: OLD HELENA
 Block/Lot: N/A / 426
 S-T-R: 23-02S-05E
 Size (Acres): 0.20
 Legal: OLD HELENA LOT 426
 2388-2S-5E

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	3,000	600	600
Building	250	50	50
Totals	3,250	650	650

Taxes

Estimated Taxes: 39
 Homestead Credit: 0

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

Special Assessments

Assessment	Tax Amount
901	\$53.44
	Total \$53.44

Parcel: 703-01518-000
 Prev. Parcel: C-3581
 As of: 9/7/2020

Phillips County Report

ID: 15196

Property Owner

Name: GBL RENTALS LLC

Mailing Address: 6125 HWY 242 W
 LEXA, AR 72355

Type: (RI) Res. Improv.

Tax Dist: (103) WEST HELENA INSIDE

Millage Rate: 60.55

Extended Legal: NORMAN SUBD. LOT 10

Property Information

Physical Address: 900 NORMAN ST

Subdivision: NORMAN SUBDIVISION

Block / Lot: N/A / 10

S-T-R: 01-02S-04E

Size (Acres): 0.250

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$3,000	\$600	\$600
Building:	19900	3980	3780
Total:	\$22,900	\$4,580	\$4,380

Taxes

Estimated Taxes:	\$265
Homestead Credit:	\$0

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

Land

Land Use	Size	Units
	1.000	Lot
Total	1.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/28/2018	10/1/2018	2018	6756	Warr. Deed			GBL RENTALS LLC	N/A	Improved
4/4/2006		854	591	Warr. Deed	115.50	\$35,000	FONZIE SAMMIE L & JURIL A	Valid	N/A
10/1/1986		635	829	Quit Claim			FEHLIG LOIS C	Valid	N/A
9/26/1986		634	691	Quit Claim	5.50	\$4,804	FEHLIG CHARLES & LOIS C	Valid	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$18,250.00	\$3,650.00
2016	\$18,250.00	\$3,650.00
2017	\$18,250.00	\$3,650.00
2018	\$18,250.00	\$3,650.00
2019	\$18,250.00	\$3,650.00