



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, March 5, 2019

5:30 PM

Municipal Center

SPECIAL CALLED NOMINATING AND RULES COMMITTEE MEETING AT 4:45 P.M.

Council Chambers, Municipal Center

PUBLIC WORKS COMMITTEE MEETING AT 5:00 P.M.

Council Chambers, Municipal Center

PUBLIC HEARING AT 5:20 P.M.

*REGARDING ABANDONING AND VACATING THE UNDEVELOPED 15' UTILITY
EASEMENT LYING WITHIN LOT 49 OF SAGE MEADOWS PHASE 1-B AS
REQUESTED BY BENCHMARK LAND SURVEYING ON BEHALF OF DONALD
FARROW AND CAROLE SCHLITT*

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

MIN-19:019 MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 19, 2019

Attachments: [City Council Minutes 02192019.pdf](#)

RES-19:018 A RESOLUTION TO ENTER INTO A CONTRACT WITH GRANICUS, INC. FOR THE PURCHASE OF A DIGITAL ENCODER AND THE ANNUAL SUBSCRIPTION FEE FOR THE ENCODING APPLIANCE SOFTWARE FOR THE CITY OF JONESBORO, ARKANSAS

Sponsors: City Clerk

Attachments: [AR Jonesboro_Q37378-2019JAN25.pdf](#)

[Granicus Encoding Appliance Technical Solutions Guide \(Amax\) \(1\).pdf](#)

Legislative History

2/26/19

Finance & Administration
Council Committee

Recommended to Council

RES-19:019 RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE DEPARTMENT OF HOMELAND SECURITY FY 2018 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT (SAFER)

Sponsors: Grants and Fire Department

Legislative History

2/26/19	Finance & Administration	Recommended to Council
	Council Committee	

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-19:010 AN ORDINANCE REGARDING ABANDONING AND VACATING THE UNDEVELOPED 15' UTILITY EASEMENT LYING WITH LOT 49 OF SAGE MEADOWS PHASE 1-B AS REQUESTED BY BENCHMARK LAND SURVEYING ON BEHALF OF DONALD FARROW AND CAROLE SCHLITT

Attachments: [Petition.pdf](#)
[Plat.pdf](#)
[Utility Abandonment - Sage Meaows Lot 49 - Benchmark.pdf](#)
[PandE Letter.pdf](#)
[AT&T.pdf](#)
[CenterPoint.pdf](#)
[CWL.pdf](#)
[Ritter.pdf](#)
[Suddenlink.pdf](#)
[18238-003-RESOLUTION.pdf](#)
[18238-004-ORDINANCE.pdf](#)

ORD-19:012 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO I-1, GENERAL INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 901 WILLETT ROAD AS REQUEST BY JOHN EASLEY OF ASSOCIATED ENGINEERING ON BEHALF OF CRAIGHEAD COUNTY JUDGE MARVIN DAY

Attachments: [Ordinance.pdf](#)
[Plat.pdf](#)
[Application.pdf](#)
[Staff Summary.pdf](#)
[MAPC Tuesday February 26 2019.pdf](#)
[901 Willet Rd Notification.pdf](#)
[901 Willet Rd Rezoning Map.pdf](#)
[901 Willet.pdf](#)
[19021.pdf](#)
[CSU - Property Owner Notification.pdf](#)
[CSU Certified Mail Receipts.pdf](#)
[Receipt 3.pdf](#)
[Request for Review MAPC.pdf](#)
[Rezoning Plat.pdf](#)

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-19:006 AN ORDINANCE TO VACATE AND ABANDON THE NORTH SEVEN AND ONE HALF FEET (7.5') OF THE SOUTH FIFTEEN FEET (15') WIDE DRAINAGE EASEMENT ALONG THE SOUTH PROPERTY LINE OF LOT 17 BLOCK "A" OF TWIN OAKS SUBDIVISION AS REQUESTED BY CARLOS WOOD ON BEHALF OF CHRIS FUTRELL

Attachments: [notarized petition.pdf](#)
[plat.pdf](#)
[PandE Letter.pdf](#)
[adjacent owner concurrence letter.pdf](#)
[ATT.pdf](#)
[Center Point Entergy Drainage Release Form.pdf](#)
[CWL Response-DRAINAGE ESMT - TWIN OAKS.pdf](#)
[Ritter Response.pdf](#)
[Suddenlink Easement Abandonment Response.pdf](#)

Legislative History

2/19/19 City Council Held at one reading

ORD-19:007 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED ON LOTS 21 AND 22 OF DUDLEY'S SUBDIVISION (FRED STREET) FROM GENERAL COMMERCIAL DISTRICT, C-3 TO MULTI-FAMILY RESIDENTIAL, RM-16 LUO AS REQUESTED BY CARLOS WOOD ON BEHALF OF HAROLD AND LINDA SIMPSON

Attachments: [Staff Summary - Fred Street.pdf](#)
 [Turner-FredSt Rezoning-PLAT.pdf](#)
 [Application.pdf](#)
 [Notification Letter.pdf](#)
 [Rezoning Plat.pdf](#)
 [Turner Rezoning Map.pdf](#)
 [PLack_email_ORD-19-007.pdf](#)
 [PLack_email_02262019_ORD-19-007.pdf](#)

Legislative History

2/19/19	City Council	Held at one reading
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ORDINANCES ON THIRD READING

ORD-19:002 AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD

Sponsors: Engineering

Legislative History

2/5/19	Public Works Council Committee	Recommended to Council
2/19/19	City Council	Waived Second Reading

ORD-19:003 AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE 1639 WHICH ESTABLISHED THE AUDITORIUM COMMISSION AND PROVIDED FOR THE RESPONSIBILITIES AND DUTIES OF COMMISSIONERS

Sponsors: Mayor's Office

Attachments: [MOU Auditorium Commission](#)

Legislative History

1/29/19	Finance & Administration Council Committee	Recommended to Council
2/5/19	City Council	Held at one reading
2/19/19	City Council	Held at second reading

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #:	MIN-19:019	Version:	1	Name:	MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 19, 2019
Type:	Minutes	Status:		Status:	To Be Introduced
File created:	2/22/2019	In control:		In control:	City Council
On agenda:		Final action:		Final action:	
Title:	MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 19, 2019				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	City Council Minutes 02192019.pdf				

Date	Ver.	Action By	Action	Result
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MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 19, 2019



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, February 19, 2019

5:30 PM

Municipal Center

SPECIAL CALLED FINANCE & ADMINISTRATION COMMITTEE MEETING AT 4:45 P.M.

PUBLIC HEARING AT 5:20 P.M.

Mayor Harold Perrin asked if anyone in the audience wished to speak for or against the public hearing regarding the abandonment of the north seven and one half feet (7.5') of the south fifteen feet (15') wide drainage easement along the south property line of Lot 17 Block "A" of Twin Oaks subdivision as requested by Carlos Wood on behalf of Chris Futrell. No one spoke in opposition.

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

4. SPECIAL PRESENTATIONS

Police Chief Rick Elliott said, tonight, I would like to make a special presentation to Dr. John Huff. As you all remember, back on December 11, 2018, officers of the Jonesboro Police Department responded to an incident of a shooting at an apartment complex here in Jonesboro. This incident turned into a long, drawn out standoff. The standoff was ended when the tact team deployed and went inside of the apartment to apprehend the suspect. Gabo and his handler Officer Johnson were part of the entry team. Officer Gabo made contact with the suspect who began firing at point blank range at Gabo. Gabo was subsequently struck four times by close fire gun shot. One of the rounds that would have been fatal was stopped by a ballistic vest that Gabo was wearing that had previously been donated by a company by the name of Vested Interest. If it wasn't for this previous donation of this vest, this dog would not be with us today. The heroic efforts of this dog saved my officers from receiving this gunfire and potentially saving them from fatal injuries. So, tonight, I would like to first recognize Gabo for his valor in this incident and presenting him and Officer Johnson with the Department's Medal of Valor. Before we began this operation on this evening, we suspected that the dog might receive some kind of injury during the course of this operation. We contacted Dr. Huff who is the department's veterinarian and advised him of the situation. Dr. Huff prepared and headed to the office to meet us just in case something unfortunate did happen. Unfortunately, Gabo was shot multiple times He was immediately transferred to Dr. Huff's facility down on Gee Street. Dr. Huff, along

with other veterinarians, his office staff, and two of our SWAT doctors assisted in the surgery on Gabo that evening. One of the wounds through his side went through his liver. Dr. Huff was able to patch his liver and control the bleeding to keep the dog from bleeding out. As you can see, Gabo has fully recovered from his injuries and is here today mainly due to Dr. Huff and his staff. So, I would like to present Dr. Huff with a plaque, he and his staff, for their services not only to the Police Department, but to Gabo on this night in question.

Mayor Harold Perrin said, it is always a delight to give a special presentation. This is tied into our excellent animal care here in Jonesboro. The proclamation reads World Spay Day. Whereas Pets provide companionship to 65% of U.S. households and whereas 2.4 million healthy and adoptable cats and dogs are put down in animal shelters each year through the lack of critical resources and public awareness and whereas, spaying and neutering has been shown to dramatically reduce the number of unwanted animals and whereas, the Mayor and the City Council recognize that Jonesboro Animal Control and Northeast Arkansans for Animals have worked together and will provide \$10 on male cat neuter and nearly 100 male cats in the 35 days before World Spay Day and whereas, the Mayor and City Council takes this special day to praise all organizations, individuals who work to reduce the overwhelming and unwanted animal population in this community and whereas, there will never be enough shelters or good homes for pets making affordable spay and neuter the only answer to unwanted dogs and cats and to save taxpayers thousands of dollars every year. Now, therefore, I, Harold Perrin, the Mayor of the City of Jonesboro by the virtue vested in me by the laws of the state of Arkansas so hereby proclaim Tuesday, February 26, 2019, World Spay Day in the City of Jonesboro, Arkansas.

Let me just make a note that we have someone in our audience that this program would not be possible without the tremendous help and volunteer hours that she puts in and has put in over the years, Wanda Turner. Wanda, I would like to give you this proclamation if you don't mind. Ok. Thank you Wanda.

5. CONSENT AGENDA

Approval of the Consent Agenda

Councilmember Chris Gibson motioned to adopt the consent agenda. Councilmember Chris Moore said, I have one request. I would second Councilmember Gibson's motion, but with the removal of RES-19:005 so that Councilmember John Street and Councilmember Charles Frierson can abstain from that. Mayor Perrin asked if it was RES-19:005? Councilmember Moore said, yes. It is a resolution dealing with City, Water & Light services. Mayor Harold Perrin asked if that was the only one? Councilmember Moore said, that is the only one. Councilmember Chris Gibson said, I will amend my motion to reflect that. All voted aye.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Chris Moore, to Approve the Consent Agenda. The motioned PASSED

Aye: 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

[MIN-19:013](#)

MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 5, 2019

Attachments: [Council Minutes 02052019.pdf](#)

This item was **APPROVED** on the consent agenda.

[RES-18:203](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 2504 MARY JANE DRIVE, JONESBORO, ARKANSAS FOR THE PURPOSE OF FLOOD MITIGATION

Attachments: [Signed Offer Package 2504 Mary Jane](#)

This item was **APPROVED** on the consent agenda.

Enactment No: R-EN-014-2019

[RES-18:204](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 2502 MARY JANE DRIVE, JONESBORO, ARKANSAS FOR THE PURPOSE OF FLOOD MITIGATION

Attachments: [Signed Offer Package 2502 Mary Jane](#)

This item was **APPROVED** on the consent agenda.

Enactment No: R-EN-015-2019

- [RES-18:205](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 1904 DEERWOOD DRIVE, JONESBORO, ARKANSAS FOR THE PURPOSE OF FLOOD MITIGATION

Attachments: [Signed Offer Package 1904 Deerwood Drive](#)

This item was **APPROVED** on the consent agenda.

Enactment No: R-EN-016-2019

[RES-19:001](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT THE DONATION OF PROPERTIES FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

Attachments: [Darlene Green Acres Lots 5-6.pdf](#)

This item was **APPROVED** on the consent agenda.

Enactment No: R-EN-017-2019

[RES-19:004](#) A RESOLUTION BY THE CITY OF JONESBORO TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION REGARDING THE SHARING OF DATA OBTAINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)

Attachments: [Agreement](#)

This item was **APPROVED** on the consent agenda.

Enactment No: R-EN-018-2019

[RES-19:012](#)

A RESOLUTION TO AMEND THE 2019 OPERATING BUDGET FOR THE FY2018 JUSTICE ASSISTANCE GRANT (JAG) PROGRAM

Attachments: [Budget Narrative](#)

This item was APPROVED on the consent agenda.

Enactment No: R-EN-019-2019

[RES-19:013](#)

A RESOLUTION TO ENTER INTO A CONTRACT WITH AXON ENTERPRISES, INC FOR THE PURCHASE OF AXON BODY WORN CAMERAS AND SUPPORTING AXON SERVICES

Attachments: [Axon Body Cameras and Services - Q-196540-43501-184PS - 2-5-19](#)

This item was APPROVED on the consent agenda.

Enactment No: R-EN-020-2019

[RES-19:015](#)

RESOLUTION TO SET JUDGES, CLERKS AND ALTERNATE WORKERS FOR THE 2019 CITY, WATER AND LIGHT ELECTION

This item was APPROVED on the consent agenda.

Enactment No: R-EN-021-2019

6. NEW BUSINESS

RESOLUTIONS NOT ON THE CONSENT AGENDA

[RES-19:005](#)

A RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR CITY OWNED PROPERTY

Councilmember John Street asked that he be recused from consideration and discussion on this matter due to the fact that he is on the CWL Board of Directors. Councilmember Charles Frierson asked that he be recused from consideration and discussion on this matter due to the fact that he is an attorney for the CWL Board of Directors.

A motion was made by Councilperson Chris Moore, seconded by Councilperson Charles Coleman, that this matter be Passed . The motion PASSED with the following vote:

Aye: 10 - Ann Williams;Chris Moore;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Recused: 2 - Charles Frierson and John Street

Enactment No: R-EN-022-2019

[RES-18:201](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1809 Magnolia, OWNER: Greg and Danni Upperman

Attachments: [1809 Magnolia inspection report.doc](#)
 [1809 Magnolia title search.pdf](#)
 [county data.pdf](#)
 [pic1.JPG](#)
 [pic2.JPG](#)
 [pic3.JPG](#)
 [pic4.JPG](#)
 [pic5.JPG](#)

Code Enforcement Director Michael Tyner asked, can we table this for 45 days? I spoke with Mr. Upperman last week and he has got an investment partner coming in that is going to rehab the property.

A motion was made by Councilperson Chris Moore, seconded by Councilperson Bobby Long, that this matter be Postponed Temporarily . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

[RES-19:017](#)

A RESOLUTION TO SET A PUBLIC HEARING REGARDING ABANDONING AND VACATING THE UNDEVELOPED 15' UTILITY EASEMENT LYING WITH LOT 49 OF SAGE MEADOWS PHASE 1-B AS REQUESTED BY BENCHMARK LAND SURVEYING ON BEHALF OF DONALD FARROW AND CAROLE SCHLITT

Attachments: [Petition.pdf](#)
 [Plat.pdf](#)
 [PandE Letter.pdf](#)
 [AT&T.pdf](#)
 [CenterPoint.pdf](#)
 [CWL.pdf](#)
 [Ritter.pdf](#)
 [Suddenlink.pdf](#)
 [18238-003-RESOLUTION.pdf](#)
 [18238-004-ORDINANCE.pdf](#)

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Ann Williams, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-023-2019

ORDINANCES ON FIRST READING

[ORD-19:001](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Councilmember John Street motioned, seconded by Councilmember Bobby Long, to

suspend the rules and offer ORD-19:001 by title only. All voted aye.

Councilmember Chris Moore motioned, seconded by Councilmember Charles Frierson, to suspend the rules and waive the second reading. All voted aye.

Councilmember Chris Moore motioned, seconded by Councilmember Charles Frierson, to suspend the rules and waive the third reading. All voted aye.

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Chris Gibson, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: O-EN-010-2019

[ORD-19:002](#)

AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD

Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to suspend the rules and offer ORD-19:002 by title only. All voted aye.

A motion was made by Councilperson John Street, seconded by Councilperson Chris Moore, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

[ORD-19:004](#)

AN ORDINANCE TO AMEND THE JONESBORO CODE OF ORDINANCES CHAPTER 2 ARTICLE 3, ENTITLED CITY COUNCIL; ESTABLISHING CITY COUNCIL RULES AND PROCEDURES FOR 2019

Attachments: [2019 Council Procedures3.docx](#)

Councilmember Chris Gibson said, before we get started on this, I have a couple of quick questions. Councilmember Gene Vance called me today with some concerns that we actually did not have a public meeting regarding these council rules and procedures. There is nothing on Legistar about that, any minutes or anything. Do we need to take this back to committee prior to moving forward or are we good? I know that it was published to the press. I know that it was published to the public. Carol, what is your opinion on that?

City Attorney Carol Duncan said, I know that I have been advised that minutes were taken of the meeting. I don't know if they just aren't up yet. City Clerk Donna Jackson said, the minutes are not placed on Legistar until they are approved by the committee. Ms. Duncan said, right. Ms. Jackson said, I think that was some of the concern. If we wait until we have another meeting to approve the minutes, your are looking at another month. Ms. Duncan said, as far as the question, the question was posed to me before about whether this was considered a legal meeting and I don't think anything in your rules say that a meeting has to be held in Council Chambers. I think it says the press has to be notified. The public has to be notified. It has to be open to the public. You have to have a quorum. The quorum has to vote. There has to be minutes and I think all of those things occurred. So, I mean I think it is a legal meeting. You can do whichever you want to do, but I don't think you have a problem with it being a legal meeting. My understanding is that the public was in attendance. I don't know whether

the press was in attendance, but I do know that the public was in attendance or some members of the public were. I don't think the location alone makes it not a meeting.

Councilmember Chris Moore said, I would just request that it be held at three separate meetings over the next six weeks or next four weeks. Councilmember Gene Vance said, the council can vote against it if they are in disagreement with me, but I make a motion we send this back to committee. If it takes two committee meetings, the chair of the committee said that there was no hurry to get this passed. So, I make a motion we send this back to the Rules and Nominating Committee for a true public meeting. I realize that there was some public at the last meeting that I missed. But, I also never saw in the paper an advertisement that we are or a story that we were going to have that meeting. Ms. Duncan said, I don't know about a story. I was advised by the clerk that the press media notifications were done. Councilmember Vance said, right. Ms. Duncan said, I don't know whether they wrote a story about it. Councilmember Vance said, I am not questioning that. I am questioning whether Joe Public really knew whether that meeting was taking place or not. Ms. Jackson said, I think some of the confusion came and I have talked to Carol about this, whenever it was announced under Council's business reports, that we would have work sessions. Now, that term has been used before. What that usually means is that the committee meets, but everybody else is invited because they want your input. Minutes were taken of both work sessions. They had a quorum. Any votes or anything that was adopted were done with a vote by the committee members. I do think there was confusion with calling it a work session. Councilmember Vance said, I am not questioning whether it was legal by legal terms or not, but I am questioning the transparency. Our goal has always been to be as transparent as possible and I have had some calls and I personally think that that it won't hurt for this to be tabled and be sent back to the committee. So, I have got that motion on the floor. Councilmember Bobby Long seconded the motion.

Councilmember Mitch Johnson asked, what would be the reason to send it back to the committee other than just the public, is it not any different than us reading it over three separate meetings here at a public meeting? Councilmember Chris Moore said, that was my point. I mean, if the whole goal is for public openness, then why not just open it on the floor here for three separate meetings where the public can comment? Councilmember Johnson said, I am not saying that your idea is not reasonable. I guess I am just failing to see why we need to send it all the way back to committee and start the process over when we already have it on the floor and we can do it over three readings tonight? Councilmember Vance said, well, if we do it over three readings, I have at least one or more amendments and that is one of the reasons why I would like to see it go back to committee. Then, when the committee presents it, hopefully, we wouldn't have to go through the amendment process. Councilmember Moore said, well, then that is a different issue. Councilmember Johnson said, well, I understand that. Mayor Perrin said, that is a different issue. Councilmember Chris Gibson said, as chair, I am fine with it going back to committee, but I would ask that we waive the second reading when it appears before the council.

Councilmember Gene Vance motioned, seconded by Councilmember Bobby Long, to refer ORD-19:004 back to the Nominating & Rules Committee. All voted aye, except Councilmember Charles Frierson.

A motion was made by Councilperson Gene Vance, seconded by Councilperson Bobby Long, that this matter be Referred . The motion PASSED with the following vote.

Aye: 11 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Nay: 1 - Charles Frierson

[ORD-19:005](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE A CONTRACT WITH AXON ENTERPRISES, INC FOR THE PURCHASE OF AXON FLEET CAMERAS AND AXON TASER PROGRAMS, AND DECLARING AN EMERGENCY

Attachments: [Fleet Cameras - Q-199906-43501.197PS - 2-5-19](#)
 [Taser Package - Q-199334-43501.011PS - 2-5-19](#)
 [Axon Sole Source Letter](#)
 [Axon 2019 Quote Analysis vs. Budgeted Amounts](#)

Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to suspend the rules and offer ORD-19:005 by title only. All voted aye.

Councilmember John Street said due to the quote ending on February 28, 2019 and the urgency to get this enacted, we are using their cameras right now at no cost. Councilmember John Street motioned, seconded by Councilmember Gene Vance, to suspend the rules and waive the second and third readings. All voted aye.

Councilmember John Street motioned, seconded by Councilmember Joe Hafner, to adopt the emergency clause. All voted aye through a roll call vote.

A motion was made by Councilperson John Street, seconded by Councilperson Bobby Long, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: O-EN-011-2019

[ORD-19:006](#)

AN ORDINANCE TO VACATE AND ABANDON THE NORTH SEVEN AND ONE HALF FEET (7.5') OF THE SOUTH FIFTEEN FEET (15') WIDE DRAINAGE EASEMENT ALONG THE SOUTH PROPERTY LINE OF LOT 17 BLOCK "A" OF TWIN OAKS SUBDIVISION AS REQUESTED BY CARLOS WOOD ON BEHALF OF CHRIS FUTRELL

Attachments: [notarized petition.pdf](#)
 [plat.pdf](#)
 [PandE Letter.pdf](#)
 [adjacent owner concurrence letter.pdf](#)
 [ATT.pdf](#)
 [Center Point Entergy Drainage Release Form.pdf](#)
 [CWL Response-DRAINAGE ESMT - TWIN OAKS.pdf](#)
 [Ritter Response.pdf](#)
 [Suddenlink Easement Abandonment Response.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Moore, to suspend the rules and offer ORD-19:006 by title only. All voted aye.

Councilmember Chris Moore asked that ORD-19:006 be held on three separate readings.

Held at one reading

[ORD-19:007](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED ON LOTS 21 AND 22 OF DUDLEY'S SUBDIVISION (FRED STREET) FROM GENERAL COMMERCIAL DISTRICT, C-3 TO MULTI-FAMILY RESIDENTIAL, RM-16 LUO AS REQUESTED BY CARLOS WOOD ON BEHALF OF HAROLD AND LINDA SIMPSON

Attachments: [Staff Summary - Fred Street.pdf](#)
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[Application.pdf](#)
[Notification Letter.pdf](#)
[Rezoning Plat.pdf](#)
[Turner Rezoning Map.pdf](#)
[PLack_email_ORD-19-007.pdf](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and offer ORD-19:007 by title only. All voted aye.

Councilmember Chris Moore asked that ORD-19:007 be held on three separate readings.

Patti Lack, 4108 Forest Hill Road, I sent an email to you all yesterday I believe stating that there wasn't a letter whether or not Nettleton Schools approved this or not. Mayor Perrin, you said, you were going to get in touch with Mr. Dunivant. Mayor Perrin said, I did not make contact with him today. I don't know if we got it back in or not yet. Councilmember Bobby Long said, from my understanding, Mr. Dunivant wrote a letter not long ago stating from that point on until further notification, he was not in approval of any other multifamily housing going into the Nettleton School District. From my understanding, we have not received any letter rescinding that last letter so my point of view is that his stance is still that he would not approve of any other additional multifamily occurring in the Nettleton School District.

Mayor Perrin said, we send a letter to all of the school districts that a rezoning affects. I know that Ms. Lack sent me a text or something and I could never get in contact with Mr. Dunivant. Have we received anything from him at all? Planning Director Derrel Smith said, we did receive the certified receipt that they did sign for it. We have not received a response. The letter Councilmember Long was talking about was several months ago and we haven't gotten anything since. Mayor Perrin said, that letter stated, if I am not mistaken, that he is stating in his letter that they would object to any new multifamily housing in the Nettleton School District. Mr. Smith said, they stated they would not be in favor of any multifamily housing in the Nettleton School District. Mayor Perrin said, thank you. Councilmember David McClain said, so I am clear, I guess two duplexes is what they are looking at. Mr. Smith said, that is correct. This does have a limited use overlay attached to it. So, it is going to be two lots with one duplex on each lot. So, you are looking at four doors. Councilmember Gene Vance asked, is this property usable for anything commercial. Mr. Smith said, it is zoned C-3 right now. It is too small to get anything on. I mean, you couldn't really even do a sign because you are adjacent to the residential. That wouldn't be allowed by right. It would have to be a

conditional use. It would be very hard to get a commercial use business on this property. Councilmember Vance asked, does this face a residential street or a commercial street? Mr. Smith said, it faces a residential street.

Mayor Perrin asked, what is the desire of the council? Councilmember John Street asked to hold it to three readings. Mayor Perrin said, ok. I will try again tomorrow to get a hold of Mr. Dunivant and I will make a note of that too.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-19:003](#)

AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE 1639 WHICH ESTABLISHED THE AUDITORIUM COMMISSION AND PROVIDED FOR THE RESPONSIBILITIES AND DUTIES OF COMMISSIONERS

Attachments: [MOU Auditorium Commission](#)

Mayor Perrin said, this is increasing it to nine members on the Auditorium Commission. Also, we have done a tremendous amount of work of getting the Memorandum of Understanding that is in behind this with the Auditorium Commission and the Foundation of Arts. We budgeted about \$250,000 to upgrade the Forum. A lot of the items are being done now. We are getting bids on the stuff we are going to do on the Forum. This is kind of a cleanup from the past of what the Forum Commission is doing and the FOA. This will also give us the opportunity to have entertainment, not only in performing arts, but also have musical and all types of entertainment at the Forum since the Rotary Park is right outside the front door.

Held at second reading

ORDINANCES ON THIRD READING

[ORD-18:087](#)

AN ORDINANCE TO AMEND CHAPTER 50-31 TO REFLECT THE NAME CHANGE AT THE DOG PARK AND CHAPTER 50-33 TO REQUIRE ALL ADULT DOGS TO BE SPAYED OR NEUTERED BEFORE ENTERING THE PARK

Attachments: [ORD 18 070.pdf](#)

A motion was made by Councilperson John Street, seconded by Councilperson Chris Gibson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: O-EN-012-2019

8. MAYOR'S REPORTS

Mayor Harold Perrin reported on the following items:

*I think all of you have seen the Airport Commission Financial Statements ending January 31, 2019 where they had a negative for the month. But, again, that is because they pay their bills on the front end. They had to pay a lot of insurance and things of that nature, but they had a good year last year.
I only have a few items to cover this evening.*

On Thursday, Community Development Director Tiffny Calloway and myself and Beck Pride Center Director Lynda Nash will be going to ADFA, the Arkansas Development and Finance Authority board meeting. We have been invited to do that. Our request for a \$1 million dollar grant to build a Veteran's Village in Jonesboro passed their committee and will be presented to the board for approval on Thursday. We need your thoughts and prayers on that because this will be a nine house facility. We will also have Beck Pride building on there to run the facility and to help our veterans on any issues they may need help with such as education, medical care, or whatever they might need. We will also be working with the Craighead County Veteran's Association on this. We will come back and let you know how that meeting went.

On Liens, if you all remember, when we mow grass and things of that nature, we do put liens on those properties. I know we had to change that system. I think Councilmember Charles Frierson brought that up a year or two ago on our process which we changed and did do that and certified those. And, because of that, we now have seven liens on properties now that total about \$15,000, almost \$16,000. We just received this last month, a little over \$5,000 on the liens. The way it works is that we file the liens. Then, we are notified that the property does have our lien on it and they are going to sell the property at the courthouse steps. The first step is that they take the minimum bid which includes all liens and taxes that are owed. The second step is if sold, then we receive our lien money the following year. So, they have to hold it for one year and then we receive the money from the court less a 2% handling fee. For example, we just talked about a lien that was a year old. The lien total on that property was \$5,900 and we received \$5,797. If this property does not sell on the courthouse steps within two years, then the city's rights are negated away and we are not guaranteed any money on those liens. I just wanted to give you the process. We met and had a conference call last week with the Land Commissioner's office and I just wanted to share it with you. We do have several of them pending. Everyone of them we have verified with the State of Arkansas that we do have liens and they do total up to \$15,000. So, we will see how those sales go. We will certainly keep you up to date on those as they come up for sale.

Police Chief Rick Elliott and I have been asked to make a presentation on March 21, 2019 to the Game and Fish board of directors. We have our slide presentation and stuff that we are working on. It is probably ready by now. We will go down and present that. We will also ask the Game and Fish if they could see fit to give us additional monies for our shooting range here in Jonesboro. We were told from some of the commissioners that there were some monies allocated last year that were not used that was rolled over into their budget. We are going to visit with them and hopefully we will go to dinner with them the night before and sit down and talk with them about that. Hopefully, we can get those funds allocated to Jonesboro.

This Thursday, February 21, 2019 at 7:00 p.m., the Land Bank will be meeting with developers here in the council chambers to discuss how the Land Bank works. It has been advertised in the newspaper. If you all would like to attend, I think that would be a good meeting. I have also asked the Land Bank Director Jonathan Smith to give a full report at a March council meeting to talk about the land that we have purchased, the land that has been donated to the city, and have a color coded map to show what

area that is done and what the commissioners of the Land Bank have said that they think is their high priority in trying to rehabilitate Jonesboro. I think you will find that presentation interesting. We will put him on the agenda for the next council meeting in March. I hope that he has a good meeting. We have had a lot of discussion with some of the developers, but we want to make sure that they understand how the Land Bank works.

On February 28, 2019, next week, at Central Baptist Church at 4:00 p.m., ARDOT or the Highway Department will be having a meeting on the Highway 1 widening. So, be sure to mark your calendars for that because they will be here. I met with ARDOT District Engineer Brad Smithee today, as well as, Metropolitan Planning Coordinator Paul Simms. They will be bringing several people up to explain that. In addition to that, Ms. Patti Lack met with me and another couple last week. She sent me some information today. I have forwarded that to Brad Smithee. I told him at lunch, and I didn't have it with me because I had to go to Bay for a MPO Metropolitan Planning Commission meeting. So, all of that information Ms. Lack has been sent to the Highway Department for them to look at. She has drawn up some stuff and we did talk about some things that certainly needed their attention on safety elements on this highway. So, they do have your comments and certainly will be talking to you I am sure. And, on the 28th, we will have the public hearing at Central Baptist Church. So, I just wanted to share that with you.

[COM-19:009](#)

Airport Commission Financial Statements ending January 31, 2019

Attachments: [JAC Jonesboro Airport Financials 01_2019.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember Joe Hafner said, we had a special Finance committee meeting earlier today and I ask that we suspend the rules and walk on RES-19:014 and RES-19:016. Councilmember John Street seconded the motion. All voted aye.

[RES-19:014](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH COLSON CASTER, LLC TO SELL PROPERTY LOCATED IN THE CITY LIMITS OF JONESBORO

Attachments: [Purchase Agreement](#)
 [Warranty Deed](#)

Councilmember Joe Hafner motioned, seconded by Councilmember John Street, to suspend the rules and walk on RES-19:014. All voted aye.

A motion was made by Councilperson John Street, seconded by Councilperson Chris Gibson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-024-2019

[RES-19:016](#)

A RESOLUTION TO AMEND THE OPERATING BUDGET FOR THE MIRACLE LEAGUE FUND TO ALLOW FOR PAYMENT OF THE GENERAL REVENUE

PROMISSORY NOTE (MIRACLE LEAGUE PARK PROJECT REFUNDING) IN THE AMOUNT OF \$400,000

Councilmember Joe Hafner motioned, seconded by Councilmember John Street, to suspend the rules and walk on RES-19:016. All voted aye.

A motion was made by Councilperson John Street, seconded by Councilperson Mitch Johnson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 12 - Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-025-2019

Councilmember Chris Gibson said, in light of what we decided on ORD-19:004, on Tuesday, March 5, 2019, I would like to call a Nominating and Rules Committee meeting and I will defer to the City Clerk's office in regard to what time we set that to accommodate other schedules. Councilmember Chris Moore asked, do you want to have that right before the council meeting. Councilmember Gibson said, yes.

Councilmember Chris Moore said, when you were talking about the properties that we had liens against and the process of obtaining those properties, you stated that the properties were offered at the beginning price of the combination of the lien and taxes and if that minimum wasn't met, then it goes back into another process. Is it possible at that point if the minimum price is not met, as a lienholder, could the City of Jonesboro step in and offer that minimal? Mayor Perrin said, yes they can. Councilmember Moore said, for instance, if there is \$15,000 owed against it and \$10,000 of it is us, it might be in our best interest to just go on ahead and purchase that property for the minimum lien because we are basically paying ourselves back. Mayor Perrin said, right, we do. We do have. Councilmember Moore said, in other words, on that same scenario, we would acquire the property with \$15,000 in liens for \$5,000 and that might be an opportunity then to recoup our money by either putting it up for sale or putting it in the Land Bank or something else. City Attorney Carol Duncan said, the Land Bank is looking at several properties that are in that situation. Councilmember Moore said, I would think that there probably needs to be some procedure or some fund established because that is going to have to be on pretty short notice I think when that comes up. Mayor Perrin said, that also brings up another item too. In discussion and in answering your question, yes, they are as City Attorney Carol Duncan had just said. Also, we are going to have to look probably to fund a little more to the Land Bank because they have done a great job. I drove for three hours with the Land Bank Director Jonathan Smith and Dr. Warner who is the Chair. They bought some of the property underneath the bridge and down through there which will tie into this Veteran's Village which then you will have a tremendous area, a long area that has been rehabbed. But, \$25,000 is not going to take too long to get by so we just plugged a figure of \$25,000 and said if you need additional monies, come back, and we will present that to the council. That is why I wanted him to make a presentation at the next council meeting. But, you are right. We can make an offer.

Councilmember Moore said, I would just think what needs to happen is that your staff needs to start thinking about what the plan would be if we were going to purchase those. Is the Land Bank going to send a representative to bid and purchase it and authorize the money out of their budget? Mayor Perrin and Ms. Duncan both said, yes.

Ms. Duncan said, they already have that process underway there. Their commissioners are looking at what is potentially up for auction and then they are going to discuss it at their next meeting. At which point, they will make a decision of what they would be comfortable authorizing Jonathan to do and then that will be presented to you all to also authorize. Then, obviously, he can bid within those parameters. Councilmember Moore said, I mean, obviously, as one of the lienholders, it would be in our vested interest to buy. That brings me to the second point. The Land Bank, for the first time in maybe about the last couple of weeks, I have actually had quite a few developers call me, asking me about the properties coming, particularly the one on Warner and then maybe the one that we talked about at the last meeting that I believe was on Bridge or somewhere, but I think there is quite a bit of interest of developers looking at the opportunities to step in there and buy a low cost property. I will be interested to see what happens. What was the time of the meeting? Mayor Perrin said, I believe it is at 7:00 p.m. on Thursday here in the Council Chambers.

10. PUBLIC COMMENTS

Patti Lack, 4108 Forest Hill Road, said, I want to say Mayor Perrin, Craig Light, and Mark Nichols, Mr. and Mrs. Ishmael and I appreciate your time last week. A bunch of us got together and put a proposal together for just that small little area really from Dollar General going south on the project. We listed all of the advantages. There is not a lot of changes from what the state has and so I just hope that you guys read that and maybe we can get your support and we can work with the state and kind of work the two programs together on that. I think you said 5-7 and I think it is 4-7 if I am correct at Central Baptist Church on the 28th. Mayor Perrin asked, is it from 4-7? Ms. Lack said, I think it is from 4-7. That is what was advertised in the newspaper, from 4-7 on the 28th. I appreciate your time and if you all could read that and we hope we can get some of your support with it. Thank you.

[COM-19:010](#)

Harrisburg Road Proposal Presented by Patti Lack

Attachments: [Harrisburg Proposal_02192019.pdf](#)

Filed

Wanda Turner, 1708 Clayhill, said, I wanted to take a minute because I don't think the council, and I appreciate the proclamation, but I don't think the council understands how unique the fact that your Jonesboro Animal Control works to do these spay/neuter and low-cost vaccination clinics. It is the only one of its kind in the state of Arkansas. It is a result of Sgt. Rogers and his staff volunteering their time so that together we can work to do this. I want you all to understand it truly is, there is not another program in the state of Arkansas that does that for the community. So, I think, the city and Jonesboro Animal Control deserves a round of applause. Thank you.

11. ADJOURNMENT

A motion was made by Councilperson Mitch Johnson, seconded by Councilperson John Street, that this meeting be Adjourned . The motion **PASSED** with the following vote.

Aye: 12 - Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Charles Coleman; Bobby Long; Joe Hafner; David McClain and LJ Bryant

_____ **Date:** _____

Harold Perrin, Mayor

Attest:

_____ **Date:** _____

Donna Jackson, City Clerk



Legislation Details (With Text)

File #:	RES-19:018	Version:	1	Name:	ENTER INTO A CONTRACT WITH GRANICUS, INC. FOR THE PURCHASE OF A DIGITAL ENCODER AND THE ANNUAL SUBSCRIPTION FEE FOR THE ENCODING APPLIANCE SOFTWARE
Type:	Resolution	Status:	Recommended to Council		
File created:	2/15/2019	In control:	Finance & Administration Council Committee		
On agenda:	Final action:				
Title:	A RESOLUTION TO ENTER INTO A CONTRACT WITH GRANICUS, INC. FOR THE PURCHASE OF A DIGITAL ENCODER AND THE ANNUAL SUBSCRIPTION FEE FOR THE ENCODING APPLIANCE SOFTWARE FOR THE CITY OF JONESBORO, ARKANSAS				
Sponsors:	City Clerk				
Indexes:					
Code sections:					
Attachments:	AR_Jonesboro_Q37378-2019JAN25.pdf Granicus Encoding Appliance Technical Solutions Guide (Amax) (1).pdf				

Date	Ver.	Action By	Action	Result
2/26/2019	1	Finance & Administration Council Committee		

A RESOLUTION TO ENTER INTO A CONTRACT WITH GRANICUS, INC. FOR THE PURCHASE OF A DIGITAL ENCODER AND THE ANNUAL SUBSCRIPTION FEE FOR THE ENCODING APPLIANCE SOFTWARE FOR THE CITY OF JONESBORO, ARKANSAS

WHEREAS, Granicus, Inc. owns Legistar software which is currently being utilized by the Office of City Clerk to provide public access to agenda items, minutes, resolutions, ordinances and videos for City Council meetings as well as the Metropolitan Area Planning Commission; and

WHEREAS, the current encoder which allows access to Legistar is out-of-date and needs to be replaced; and

WHEREAS, Granicus submitted a proposal dated January 25, 2019 for the Granicus encoding appliance hardware, setup, configuration, and annual service subscription.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The City of Jonesboro will enter into an agreement with Granicus for a encoding appliance software, setup, configuration in the amount of \$4,500.00 for the digital encoder hardware and an additional cost of \$1,200.00 annually for Granicus Encoding Appliance Software fee. The money is to come from the City Clerk's overall 2019 budget with no additional appropriation of funds.

Section 2: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

Granicus Proposal for Jonesboro, AR

Granicus Contact

Name: Peter Dieterich

Phone: 720-613-8873

Email: peter.dieterich@granicus.com

Proposal Details

Quote Number: Q-37378

Prepared On: 1/25/2019

Valid Through: 2/28/2018

Pricing

Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)

Currency: USD

One-Time Fees

Solution	Billing Frequency	Quantity/Unit	One-Time Fee
Granicus Encoding Appliance Hardware - SDI (AMAX) (GT)	50% Up Front 50% Upon Delivery	1 Each	\$3,500.00
Granicus Encoding Appliance Hardware - Setup & Config	Upon Delivery	1 Each	\$875.00
US Shipping Charge C - Large Item	Up Front	1 Each	\$125.00
SUBTOTAL:			\$4,500.00

Annual Fees for New Subscriptions

Solution	Billing Frequency	Quantity/Unit	Annual Fee
Granicus Encoding Appliance Software (GT)	Annual	1 Each	\$1,200.00
SUBTOTAL:			\$1,200.00

Please note, the agreement will begin on the date of signature and be good through 12/31/2019, annual fees for new subscriptions will be prorated to align to Client's then-current billing term. Exceptions include Recurring Captioning Services, SMS, and Targeted Messages.

Product Descriptions	
Name	Description
Granicus Encoding Appliance Hardware - SDI (AMAX) (GT)	AMAX Encoder with Osprey SDI Card. Used to pass commands and data from LiveManager that include Start/Stop of webcast, indexing, and document display. Also serves to distribute video and captions to be distributed to the CDN or Performance Accelerator.
Granicus Encoding Appliance Software (GT)	Granicus Encoding Appliance Software (GT) This includes the LiveManager Software solution where webcasts are started/stopped, agendas amended and indexed, votes and attendance recorded, and minutes created.
Granicus Encoding Appliance Hardware - Setup & Config	Remote configuration and deployment of an encoding appliance.
US Shipping Charge C - Large Item	US shipping of a large item

Terms and Conditions

- Link to Terms: https://granicus.com/pdfs/Master_Subscription_Agreement.pdf
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Jonesboro, AR to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- If submitting a Purchase Order, please include the following language: All pricing, terms and conditions of quote Q-37378 dated 1/25/2019 are incorporated into this Purchase Order by reference.
- Granicus will provide a three (3) year warranty with respect to required hardware. Within the three (3) year warranty period, Granicus shall repair or replace any required hardware provided directly from Granicus that fails to function properly due to normal wear and tear, defective workmanship, or defective materials.
- Jonesboro, AR is eligible to receive up to five (5) two-day passes to the 2019 Granicus National Summit, valued at \$299.00 each. The Granicus National Summit is the premiere user conference for public sector professionals across federal, state, and local government. Attendees will be provided with hands-on training led by Granicus subject matter experts, as well as opportunities to learn and network with peers and leaders in government.
Granicus National Summit Dates: May 14-15, 2019

Agreement and Acceptance

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Billing Information

Name:

Phone:

Email:

Address:

Jonesboro, AR

Signature:

Name:

Title:

Date:

Granicus Encoding Appliance Technical Solutions Guide (Amax)

Granicus Encoding Appliance

The Granicus Encoding Appliance is designed and built to provide government organizations with a complete streaming solution. Each pre-configured Appliance is delivered ready to stream. Full Appliance control is available through a web browser or locally installed client application.

Please note: Hardware specifications are subject to change and may vary according to your setup.

Physical Specifications

The Granicus Encoding Appliance will mount in virtually all 2- or 4-post racks. The Appliance front mounts much like a switch or router. It requires 2U (3.5") of rack space, is 17.7" deep, and weighs 35 lbs. Rail kit is standard. Tower kit is not currently available. Sound output is less than 65 db.

Ideally installation will be in a secure, climate-controlled environment.

Dimensions	• 17.7"D x 17.2"W x 3.5"H
	• 2U High
Mounting	• Front Mount
	• Rail Kit (standard)
Weight	• 35 lbs
	• Less than 65 db
Sound Output	

Front View:



Rear View (analog):



Rear View (digital):



Power Requirements

Power requires a single 120volt or 240volt NEMA 5-15 plug. The power under load is 120 Watts and 0.965 Amps.

- Power Requirements
- 120volt NEMA 5-15 plug
 - Power under load is 120 Watts and 0.965 Amps

	Idle	Load	Startup
Watts	40	120	96

Granicus Encoding Appliance Technical Solutions Guide (Amax)

Amps	0.266	0.965	0.755
kVA	0.04	0.120	0.096
BTU/hr	136	408	326

Ideally, installation will be to an uninterruptable power supply (UPS) supplied by you. A UPS such as the APC Smart-UPS SC 450VA will provide approximately 40 minutes of run time. Appliance functionality requires the device be powered on at all times.

Storage

The Granicus Encoding Appliance can be configured to store up to 1 TB of your most recent archived content. Standard encoding bitrates use approximately 1 GB of disk space for every 2 hours of content. Granicus Cloud Storage is unlimited.

Storage

- 2 TB
- Approximately 4000 hours at standard bitrates

Network Bandwidth and Intelligent Routing

With the Granicus H.264 solution we use push streaming. Streaming at standard bitrates requires 650 Kbps upstream.

In addition to a single stream to Granicus for unlimited public viewing, the Appliance is capable of providing local live and on-demand Unicast streaming for up to 50 internal viewers. All initial viewing requests are made on a Granicus-hosted webpage, which examines the public IP address of the request. Viewers who are determined to be public, or outside the local network, are served the stream directly by Granicus, and internal viewers are transparently redirected to the Appliance on the local network.

Granicus is also able to provide 24/7 streaming if local bandwidth requirements are met and QOS settings are in place. Talk to your Sales Engineer for more details.

For organizations that use Granicus VoteCast or need to support more than 50 concurrent streams, Granicus offers the [Performance Accelerator](#), which moves the local distribution components onto a dedicated internal streaming device.

Granicus Encoding Appliance Technical Solutions Guide (Amax)

Intelligent Routing	• Granicus uses client public-facing IP addresses to determine if viewer is public or internal
	• Internal viewers are redirected to the Granicus Encoding Appliance for live and on-demand streaming
	• Only available on the Encoding Appliance when not using VoteCast to capture real-time voting data.
	• Limited to 50 concurrent live and on-demand streams
Internal Viewership	• Internal viewers will view streams from either the Granicus Encoding Appliance, the Performance Accelerator, or directly from the Granicus DataCenter.
Voting System	• The Granicus Encoding Appliance can be used for real-time voting capture when combined with a purchase of VoteCast .

Standard Resolutions and Bitrates

Resolution	Bitrate	
Low 320x240	350kBps	
Low Widescreen 480x288	420kBps	
Medium 480x360	600kBps	
Medium Widescreen 640x360	720kBps	
High 640x480	1000kBps	
480p 720x480	1000kBps	SDI only
720p 1280x720*	1500kBps	SDI only

*HD upgrade required for this resolution

Operating System Requirements

The Granicus Encoding Appliance runs Microsoft Windows 7 operating system. It is designed to run as a stand-alone machine, not joined to your domain. We have found that joining the Encoder to a domain can produce unintended results (Group Policy restrictions, security restrictions, Windows Firewall blocking traffic, restricted logon hours, etc.).

Network Location, Firewall, and Security

The Granicus Video Player and other parts of the solution require the viewer or user to connect to other domains and URLs. These connections are required for the service to operate as expected. Client computers will require unrestricted outbound access. If outbound connections over 80 and 443 are restricted, you will be responsible for making exceptions. These domains and URLs are subject to change

Granicus Encoding Appliance Technical Solutions Guide (Amax)

at any time, including during planned upgrades, and if access is restricted and Granicus makes a change, your service could be affected.

The Appliance is generally installed on an internal network. If that will not work, it can also be installed on a DMZ, separate network, or VLAN. To support local distribution, internal viewers need to have access to the Appliance. If placing on a separate network, access can be restricted so that internal viewers have one way access to the Appliance.

The Granicus Encoding Appliance needs to be allowed to bypass all content filtering and proxy servers. The firewall needs to allow unrestricted outbound TCP connections from the Granicus Encoding Appliance to any destination ports within the Granicus IP ranges (207.7.154.0/24 & 209.237.241.0/24). If the network includes an authenticating proxy server, the Appliance must be allowed to bypass authentication.

Network Location	<ul style="list-style-type: none">• Internal Network• DMZ• Separate Network or VLAN
IP Filtering	<ul style="list-style-type: none">• 207.7.154.0/24• 209.237.241.0/24

The following table and diagram describe the network ports, connection direction, and communication protocols used by the Granicus Encoding Appliance. If the direction of the connection is outbound, the port indicates the port number of the application's remote host connection. If the direction of the connection is inbound, port indicates the port number of the application's local host listening for incoming connections.

Port/Direction/Protocol	Description	Default
80/Outbound/TCP	To Granicus, for file transfers and MediaManager access	Mandatory
80/Inbound/TCP	From the web browser on the local network; used to start and stop the Encoder through MediaManager	Mandatory
443/Outbound/TCP	To Granicus, for uploading files through MediaManager	Mandatory

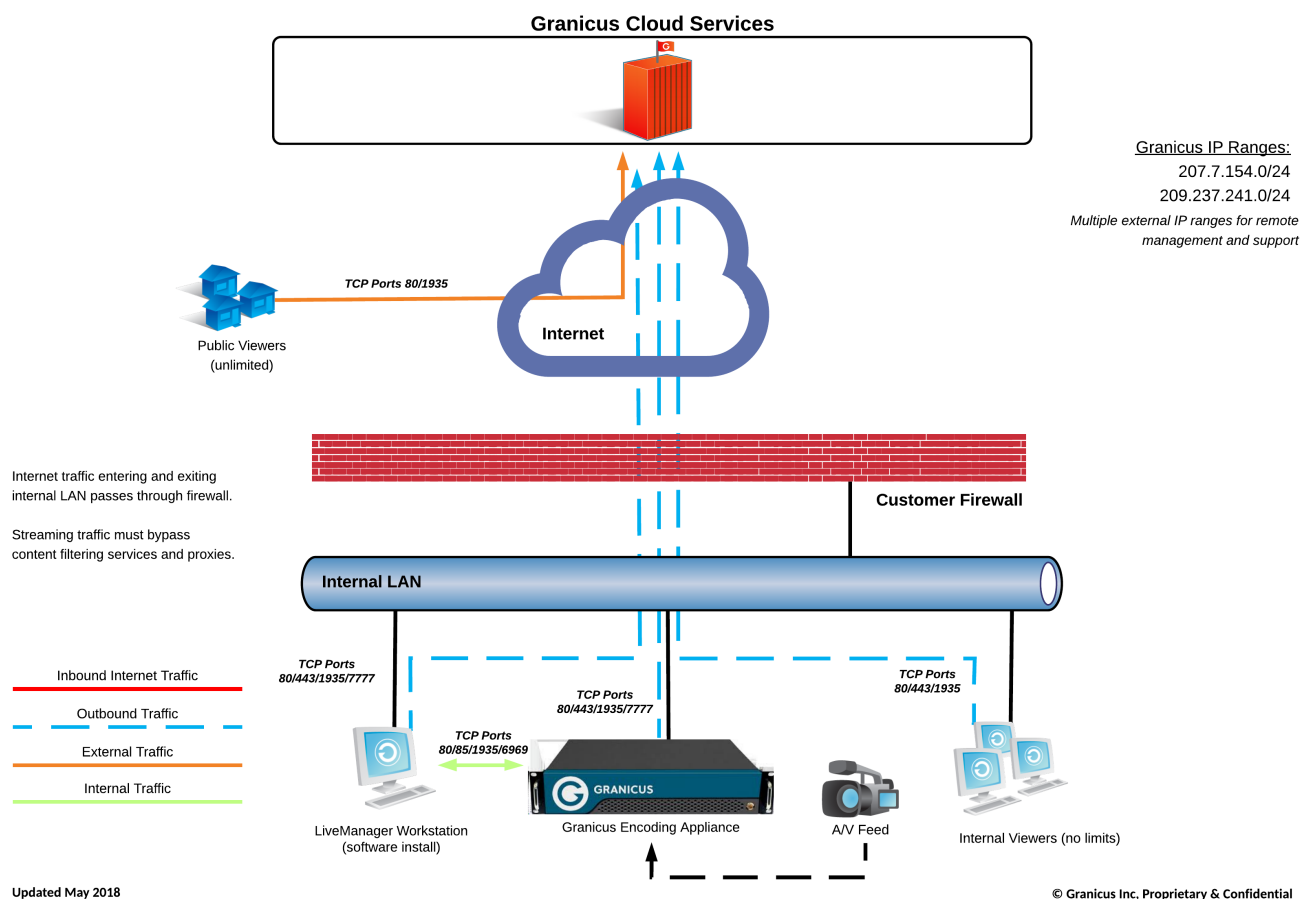
Granicus Encoding Appliance Technical Solutions Guide (Amax)

80/443/Outbound/TCP	For remote support: remotesupport.granicusops.com	Mandatory*
1935/Outbound/TCP	To Granicus (Reserved Functionality) To Performance Accelerator (optional component)	Mandatory
6969/Inbound/TCP	From all client machines: LiveManager, VoteCast, VoteCast Display	Mandatory
7777/Outbound/TCP	To Granicus, for application installation and updating	Mandatory
7777/Inbound/TCP	From LiveManager workstations to allow configuration of LiveManager and encoder preferences	Mandatory
80/443/1935 Inbound/TCP & 1935 Inbound UDP	From users within your internal network, to view live and archive video streams and to download video	Mandatory, Internal network only.

Network Diagram



Granicus Encoding Appliance with LiveManager Network Diagram



Streaming Formats

Live streaming is in H.264 format using Flash and HTML5. Platforms supported include PC, Mac, iOS (iPhone, iPad), and Android devices with the Adobe Flash plugin. On-demand streaming is supported for most Android devices regardless of whether the Flash plugin is installed.

Encoding Formats

- H.264 Adobe® Flash®
- H.264 HTML5

Bandwidth

- 650 Kbps Live and On-Demand Streams

Audio/Video Source Requirements

Granicus recommends that there be at least one method of redundancy in your AV setup. We have seen best practices of a third party DVR in the instance that there is ever an issue with the encoder.

The Granicus Encoding Appliance must be installed in a location that allows for connection to an analog or digital audio/video source, depending on encoder. The following connections are supported:

	Analog	Digital
	<p>Analog Supported Video Modes:</p> <ul style="list-style-type: none"> • NTSC/PAL • 720x480 29.97, 30/i (NTSC) • 852x480, 29.97, 30/i (NTSC Wide Screen) • 720x576 25/i (PAL) • Wide Screen Signaling (WSS) 	<p>HD/SD - SDI Supported Video Modes:</p> <ul style="list-style-type: none"> • 1080i 50, 59.94, 60 • 1080p 23.98, 24, 25, 29.97, 30 • 720p 23.98, 24, 25, 29.97, 50, 59.94, 60 • 720 x 480 29.97, 30/i (NTSC) • 720 x 576 25/i (PAL) • 720 x 576 25, 50/p • 3G SDI: 1080p 50, 59.94, 60
Video Inputs – Single Channel		
Audio Inputs	<ul style="list-style-type: none"> • Balanced stereo (XLR x 2) • Unbalanced stereo (RCA x 2) • Stereo & mono supported 	<ul style="list-style-type: none"> • HD/SD - SDI-embedded audio (channel 1), via a BNC connector
Maximum Resolution	<ul style="list-style-type: none"> • 480i 	<ul style="list-style-type: none"> • 1080p

Digital Encoder A/V Notes

If your video setup does not generate an embedded audio source, converters are available to combine the audio into a single embedded source.

- The device accepts SD-SDI or HD-SDI with resolutions up to 1080p

Currently Granicus supports the recording and streaming of video up to 720p. We will take the SD or HD content you provide and stream it at the highest quality settings up to 720p.

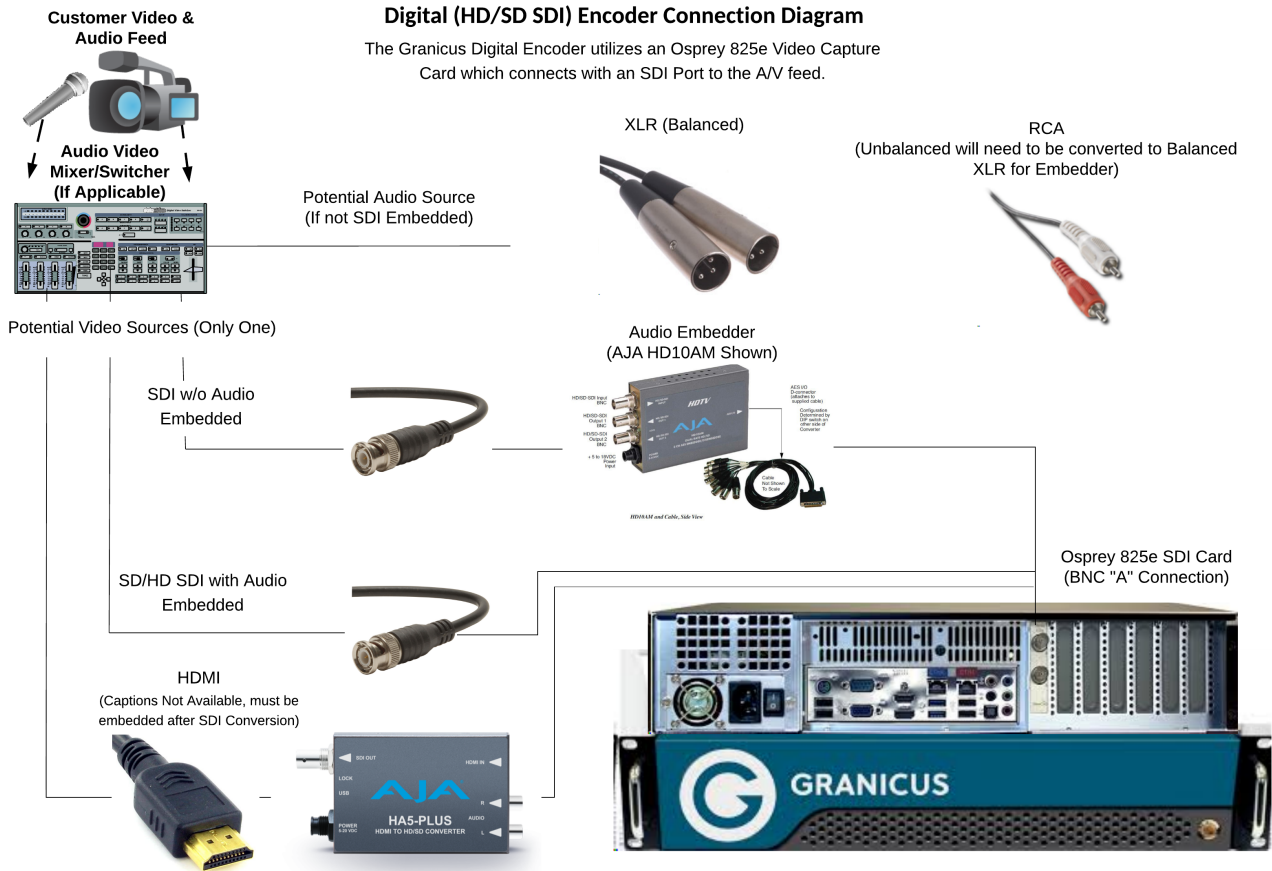
Granicus Encoding Appliance Technical Solutions Guide (Amax)

When Granicus supports recording and streaming up to 1080p your Granicus SDI Encoding Appliance will be compatible with these streaming settings.

- The maximum recommended distance to run video cabling is 250 feet.

If you need to run video cables beyond 250 feet, an HD-SDI digital amplifier is recommended.

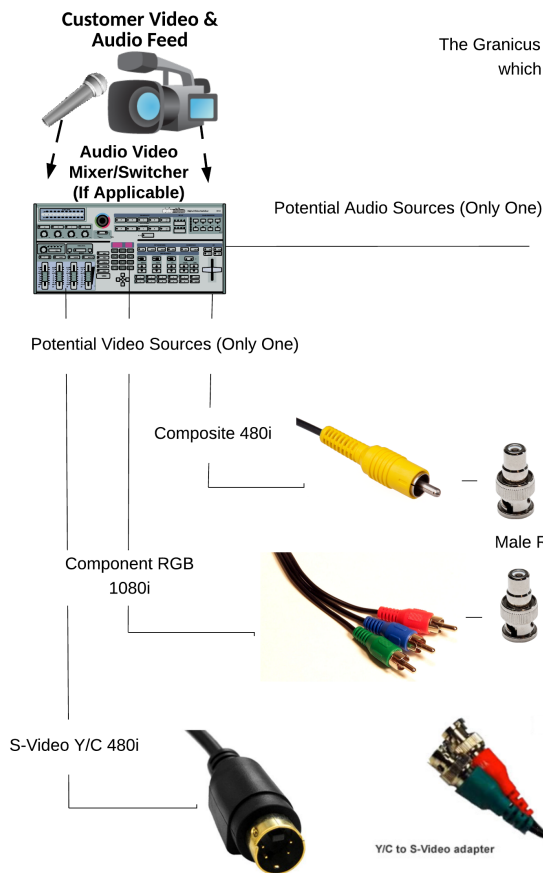
Digital Connection Diagram



Updated May 2018

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Analog Connection Diagram



Analog (Composite/Component/S-Video) Encoder Connection Diagram

The Granicus Analog Encoder utilizes an Osprey 260e Video Capture Card which connects through a break-out cable to the A/V feeds.



Updated May 2018

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Baluns

The ability to run A/V cabling over long distances depends on the quality of the cable, length, connections and other electrical noise that might possibly interfere with the signal. For distances over 50 feet, Granicus recommends using a product such as a balun which will transmit the signal over standard unshielded twisted pair cabling (Cat 5, 6 or 7) with a rated distance of up to 2200 feet. This is a point-to-point solution and not IP based. It requires a standard RJ-45 at each end of the cable. If desired, Granicus can provide standard baluns as part of the solution. Other options for extending A/V are to use fiber and a media converter or a distribution amplifier. When other methods are used besides standard baluns, Granicus recommends consulting with a reliable A/V vendor for appropriate recommendations.

Composite Baluns

Included with Composite Video Baluns:

- 1) 1-Pair Intelix AVO-V1A2 Baluns
- 2) 1-3FT RCA Audio/Video Cable
- 3) 1-BNC Male to RCA Female Adapter



Connect the outputs to the included RCA cable and attach that to the breakout cable that attaches to the encoder. Use the BNC to RCA adapter if necessary.

S-Video Baluns

Included with S-Video Baluns:

- 1) 1-Pair Intelix AVO-SVA2 Baluns
- 2) 1-3FT S-Video & RCA Audio Cable



S-Video/RCA Audio Cable

Connect the outputs to the included S-Video/RCA cable and attach that to the breakout cable that attaches to the encoder.

RJ-45 Straight-Through Category 5, 5e, 6 or 7 Cable
Do NOT Connect to IP Network

Closed Captioning Support

The Granicus Encoding Appliance supports video with closed captions. Captions are extracted by Granicus and displayed below the video. Post-event, captions are uploaded and become fully searchable.

	Analog	Digital
Closed Captioning	<ul style="list-style-type: none"> • Separate customer-supplied closed captioning encoder required • Video must have captions embedded on line 21 • Granicus Encoding Appliance extracts captions that are embedded • Video player displays captions below video 	<ul style="list-style-type: none"> • Separate customer-supplied closed captioning encoder required • Works with VANC stored captions as part of the HD-SDI stream or with captions embedded on line 21 for SD-SDI • Granicus SDI Encoding Appliance extracts captions that are embedded • Video player displays captions below video

Remote Management

Granicus will monitor, support, and maintain our software on your Encoding Appliance. Granicus will provide updates to our software components when maintenance releases become necessary. Other server maintenance, such as performing Windows updates and maintenance of software that is not provided by Granicus will remain your responsibility. Installation of third-party software that is not specifically approved by Granicus may detrimentally impact the server's performance. In extreme cases,

the server may need to be reimaged to restore normal operations; in this case, a reimaging fee may be charged.

Hardware/Software Maintenance

When you purchase the Granicus Encoding Appliance, Granicus offers a three-year maintenance plan that covers hardware failures. If a hardware defect is encountered, Granicus will replace the server at no cost to you. The replacement will arrive within 3 days of the return materials authorization by Granicus.



Legislation Details (With Text)

File #:	RES-19:019	Version:	1	Name:	AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE DEPARTMENT OF HOMELAND SECURITY FY 2018 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT (SAFER)
Type:	Resolution	Status:			Recommended to Council
File created:	2/20/2019	In control:			Finance & Administration Council Committee
On agenda:		Final action:			
Title:	RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE DEPARTMENT OF HOMELAND SECURITY FY 2018 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT (SAFER)				
Sponsors:	Grants, Fire Department				
Indexes:	Grant				
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
2/26/2019	1	Finance & Administration Council Committee		

RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE DEPARTMENT OF HOMELAND SECURITY FY 2018 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT (SAFER)

WHEREAS, applications are now being accepted for the FY18 Staffing for Adequate Fire and Emergency Response (SAFER) grant ; and

Whereas, the SAFER grant is funded for two years at 75% by the U.S. Department of Homeland Security with 25% local match required and one year at 35% by the U.S. Department of Homeland Security with a 65% local match required;

Whereas, the City of Jonesboro is seeking funding for 36 months for three full time firefighters salaries and benefits. This assistance will provide support for new, additional firefighters in improve staffing levels.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The City of Jonesboro supports the submission of the application to the FY 2018 SAFER grant for 36 months for three full time firefighter salaries and benefits to provide support for new additional firefighters to improve staffing levels.

SECTION 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this application.

SECTION 3: the Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro to submit all necessary documents for this federal program.



Legislation Details (With Text)

File #:	ORD-19:010	Version:	1	Name:	REGARDING ABANDONING AND VACATING THE UNDEVELOPED 15' UTILITY EASEMENT LYING WITH LOT 49 OF SAGE MEADOWS PHASE 1-B AS REQUESTED BY BENCHMARK LAND SURVEYING ON BEHALF OF DONALD FARROW AND CAROLE SCHLITT
Type:	Ordinance	Status:			First Reading
File created:	2/20/2019	In control:			City Council
On agenda:		Final action:			
Title:	AN ORDINANCE REGARDING ABANDONING AND VACATING THE UNDEVELOPED 15' UTILITY EASEMENT LYING WITH LOT 49 OF SAGE MEADOWS PHASE 1-B AS REQUESTED BY BENCHMARK LAND SURVEYING ON BEHALF OF DONALD FARROW AND CAROLE SCHLITT				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Petition.pdf Plat.pdf Utility Abandonment - Sage Meaows Lot 49 - Benchmark.pdf PandE Letter.pdf AT&T.pdf CenterPoint.pdf CWL.pdf Ritter.pdf Suddenlink.pdf 18238-003-RESOLUTION.pdf 18238-004-ORDINANCE.pdf				

Date	Ver.	Action By	Action	Result
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AN ORDINANCE REGARDING ABANDONING AND VACATING THE UNDEVELOPED 15' UTILITY EASEMENT LYING WITH LOT 49 OF SAGE MEADOWS PHASE 1-B AS REQUESTED BY BENCHMARK LAND SURVEYING ON BEHALF OF DONALD FARROW AND CAROLE SCHLITT
AN ORDINANCE ABANDONING AND VACATING THE UNDEVELOPED UTILITY EASEMENT IN A PORTION OF THE 15' UTILITY EASEMENT LYING WITHIN LOT 49 OF SAGE MEADOWS - PHASE 1-B, JONESBORO, ARKANSAS, AS SHOWN BY REVISED PLAT IN PLAT CABINET "B" PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

WHEREAS, the City Council at its regular meeting on March 5, 2019, Pursuant to Ark. Stats. Section 14-301-302 through 14-301-304 heard the request of Donald L. Farrow and Carole Schlitt to abandon the utility easement; and

WHEREAS, the City Council held a public hearing and heard all persons desiring to be heard in connection with this matter; and

WHEREAS, the respective utilities have consented to the abandonment; and

WHEREAS, the abandonment of said utility easement will not adversely affect the City of Jonesboro and would be in the best interest of all parties concerned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that;

SECTION 1. The City of Jonesboro, Arkansas hereby vacates and abandons all if its rights together with the rights of the public generally, in and to the 15' utility easement lying within lot 49 of Sage Meadows - Phase 1-B, Jonesboro, Arkansas, as shown by revised plat in plat cabinet "B", page 191, public records of Craighead County, at Jonesboro, Arkansas, recorded March 7, 1997.

SECTION 2. A copy of this Ordinance duly certified by the City Clerk shall be filed in the office of the Recorder of Craighead County at Jonesboro, Arkansas, and recorded in Deed Records of Craighead County, Arkansas.

SECTION 3. The closing, vacating and abandonment by the City of its rights and the rights of the public generally in the above described utility easement are in the public interest and will promote the public peace and welfare.

PETITION

To: Honorable Harold Perrin, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas.

PETITION TO VACATE AN UNDEVELOPED UTILITY EASEMENT,

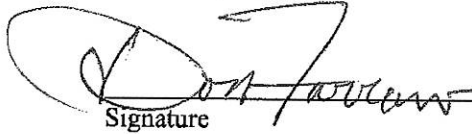
We the undersigned, being the owner(s) of property adjoining the following described utility easement:

A PORTION OF THE 15' UTILITY EASEMENT LYING WITHIN LOT 49 OF SAGE MEADOWS - PHASE 1-B, JONESBORO, ARKANSAS, AS SHOWN BY REVISED PLAT IN PLAT CABINET "B" PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

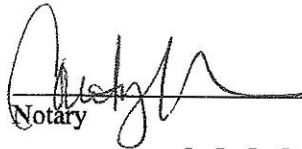
Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the 15' utility easement described above closed and abandoned.

Dated this 13 day of Feb, 2019

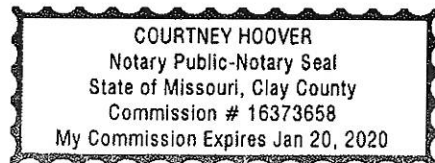
Donald L. Farrow
3403 Bolt Blvd.
Jonesboro, AR 72401

 02/13/2019
Signature Date

Subscribed and sworn to before me this 13 day of Feb, 2019.


Notary

Expiration Date: Jan 20, 2020



STATE HWY. NO. 351

POINT OF
CONCURRENT

RECEIVED
RECORD PLAT

SAGE MEADOWS - PHASE 1-B

LYING IN SECTION 34 TOWNSHIP 15 NORTH,
RANGE 4 EAST, CRAIGHEAD COUNTY,
CITY OF JONESBORO, ARKANSAS

POINT OF
BEGINNING

GOLF COURSE
UNPLATTED
R-3 ZONING

114° 11' 36" E 322.20'

R-3 ZONING

125° 14' 51" E 135.86'

123° 30' 32" E 163.75'

122° 33' 47" E 151.24'

125° 06' 09" E 167.43'

173° 13' 44" E 265.51'

62° 35' 48" E 201'

BOOK 111
DATE 11/11/2014
BY J. L. BROWN

GOLF COURSE
UNPLATTED
R-3 ZONING

VICINITY SKETCH

NOT TO SCALE



SITE

CA. GAGE HEADWATER BLVD.

R-3 ZONING

PLAT OF
GAGE HEADWATER
PHASE 1-A

A-26° 53' 09" E
R-648.62'
L-304.36'

178° 30' 49" W 234.66'

CA. GAGE HEADWATER BLVD.

R-3 ZONING

CA. GAGE HEADWATER BLVD.

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R-3 ZONING

MATCH LINE - SHEET 4 OF 12
MATCH LINE - SHEET 5 OF 12

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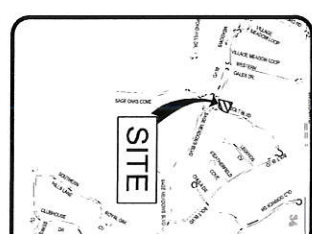
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

20'
10'
0'
20'
40'

BEARING BASIS

N

SITE



GRAPHIC SCALE IN FEET **VICINITY SKETCH** NOT TO SCALE

 DESCRIPTION |

LOT 49 OF SAGE MEADOWS, PHASE 1-B0 THE CITY OF JONESBORO, ARKANSAS, RECORDED IN PLAT CABINET "B", PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 13,206 SQ. FT., OR 0.30 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.
TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAWHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34 ACREAGE, THENCE SOUTH 67°45'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST

QUARTER OF SAID SECTION 34 (THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 IS ASSUMED TO BEAR SOUTH 89°45'47" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 2,374.24 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 351 (80' RIGHT-OF-WAY); THENCE SOUTH 26°22'00" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 351

20 225° 12' 00" THROUGH THE END POINT NORTH OF WAT LINE OF SAID STATE HIGHWAY NO. 351
AND DEPARTING FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A
DISTANCE OF 121.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY,
HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE,
THROUGH A CENTRAL ANGLE OF 97.00000 A DISTANCE OF 39.27 FEET TO THE POINT OF

TANGENCY OF SAID CURVE; THENCE SOUTH 83°38'00" EAST, A DISTANCE OF 113.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 401.86 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°36'08", A DISTANCE OF 277.77 FEET TO THE POINT OF REVERSE CURVATURE OF A

CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 183.69 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°24'29", A DISTANCE OF 208.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°26'21" EAST, A DISTANCE OF 193.42 FEET TO THE POINT OF CURVATURE OF A CURVE

CONVEX SOUTHERLY, HAVING A RADIUS OF 730.46 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°46'07", A DISTANCE OF 498.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°40'14" EAST, A DISTANCE OF 20.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX NORTHERLY, HAVING A RADIUS OF 76.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°46'07", A DISTANCE OF 498.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°40'14" EAST, A DISTANCE OF 20.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX SOUTHERLY, HAVING A RADIUS OF 730.46 FEET.

25.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46.995°; A DISTANCE OF 20.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°11'36" EAST, DEPARTING SAID CURVE, A DISTANCE OF 97.39 FEET TO A POINT; THENCE SOUTH 66°43'45" EAST, A DISTANCE OF 135.41 FEET TO A POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, ALONG THE

THE SOUTH-BOUND ROAD ORSABOUT LEFT THIRTEEN SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03.28.56, A DISTANCE OF 13.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39.51.38° WEST, A DISTANCE OF 28.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-EAST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE

OF 69.3340", A DISTANCE OF 30.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°20'08", A DISTANCE OF 90.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF

25.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $111^{\circ}44'1''$, A DISTANCE OF 4.91 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 8,385 SQ. FT. OR 0.19 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR DONALD FARROW.
NO RECORD OF THE SURVEY IS RECORDED.

3. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A WARRANTY DEED TO DONALD L. FARRINGTON DATED 1901-20 THAT RECORDED IN

B. WARRANTY DEED TO SAGE MEADOWS PROPERTY OWNERS ASSOCIATION, INC., DATED JANUARY 3, 2011, RECORDED AS DOCUMENT NO. J02011R0000212, PUBLIC RECORD BOOK 696, PAGE 749, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

C. RECORDS OF CRAIGHED COUNTY, AT JONESBORO, ARKANSAS. RECORD PLAT OF SAGE MEADOWS PHASE 1-B TO THE CITY OF JONESBORO, ARKANSAS, RECORDED IN PLAT CABINET "B", PAGE 191, PUBLIC RECORDS OF CRAIGHED COUNTY, AT JONESBORO, ARKANSAS.

SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ENCUMBRANCES AFFECTING SAID PROPERTY.

DATE OF BOUNDARY SURVEY: 09/12/2018

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RE-PLAT	
DONALD FARROW	
LOT 49, SAGE MEADOWS PH. 1-B & A PART OF SEC. 34-T15N-R4E JONESBORO, ARKANSAS	

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #0020

KEVIN L. SCHAE
ARKANSAS REG#07

DATE:	DESCRIPTION:

500-15N-04E-34-140-16-1637

CADD FILE: 10231001

DATE: 01/17/19

DWG#: 0415041-0079

SCALE: 1"=60'

SHEET

1 OF 1



November 5, 2018

Kenneth Scrape
Benchmark Land Surveying, Inc.
P.O. Box 1921
Jonesboro, AR 72403

RE: Abandonment of 15' Utility Easement within Lot 49
Sage Meadows Phase 1-B, Jonesboro, Arkansas

Dear Mr. Scrape:

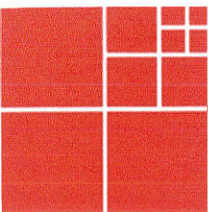
The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the 15' utility easement as shown on the Sage Meadows Phase 1-B, filed in Plat Cabinet "B", Page 191, Public Records of Craighead County, at Jonesboro, Arkansas as shown on the attached copy of this plat.

Please call if more information is needed.

Sincerely,

Craig Light, PE, CFM
City Engineer

Derrel Smith
City Planner



October 31, 2018

Engineering Department
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

RE: Request to Abandon a portion of the 15' Utility Easement within Lot 49
Sage Meadows-Phase 1-B, Jonesboro, Arkansas

Dear Mr. Light:

This 15' utility easement is shown on the Sage Meadows-Phase 1-B, filed in Plat Cabinet "B", Page 191, Public Records of Craighead County, at Jonesboro, Arkansas. Copies of this plat are enclosed for your records.

A petition, resolution and ordinance will be presented to the City Council for their decision.

State law stipulates that the proper procedure for abandonment of an easement requires the passage of an ordinance by majority vote of the elected City Council. Simply recording the replat does not satisfy the legal requirement for closure of the easement. City officials need written evidence from all utility service providers agreeing with the closure before passing the required ordinance.

A space has been provided below for your signature acknowledging your concurrence with this proposed action to close a portion of the 15' utility easement shown on the original plat of this subdivision. Please sign and return one copy of this letter.

If I can be of further assistance or if additional information is needed, please contact me at your convenience.

Sincerely,
Benchmark Land Surveying, Inc.

Kenneth L. Scrape, PS

I, _____ (print name), concur in the closure of a portion of the 15' utility easement within lot 49 as shown on the Sage Meadows-Phase 1-B, Jonesboro, Arkansas, as shown.

(Signature)
Craig Light, PE—City Engineer

18238-006

STATE HWY. NO. 351

POINT OF
CONNECTION

REVISED
RECORD PLAT

SAGE MEADOWS - PHASE 1-B

LYING IN SECTION 34 TOWNSHIP 15 NORTH,
RANGE 4 EAST, CRAIGHEAD COUNTY,
CITY OF JONESBORO, ARKANSAS

POINT OF
BEGINNING

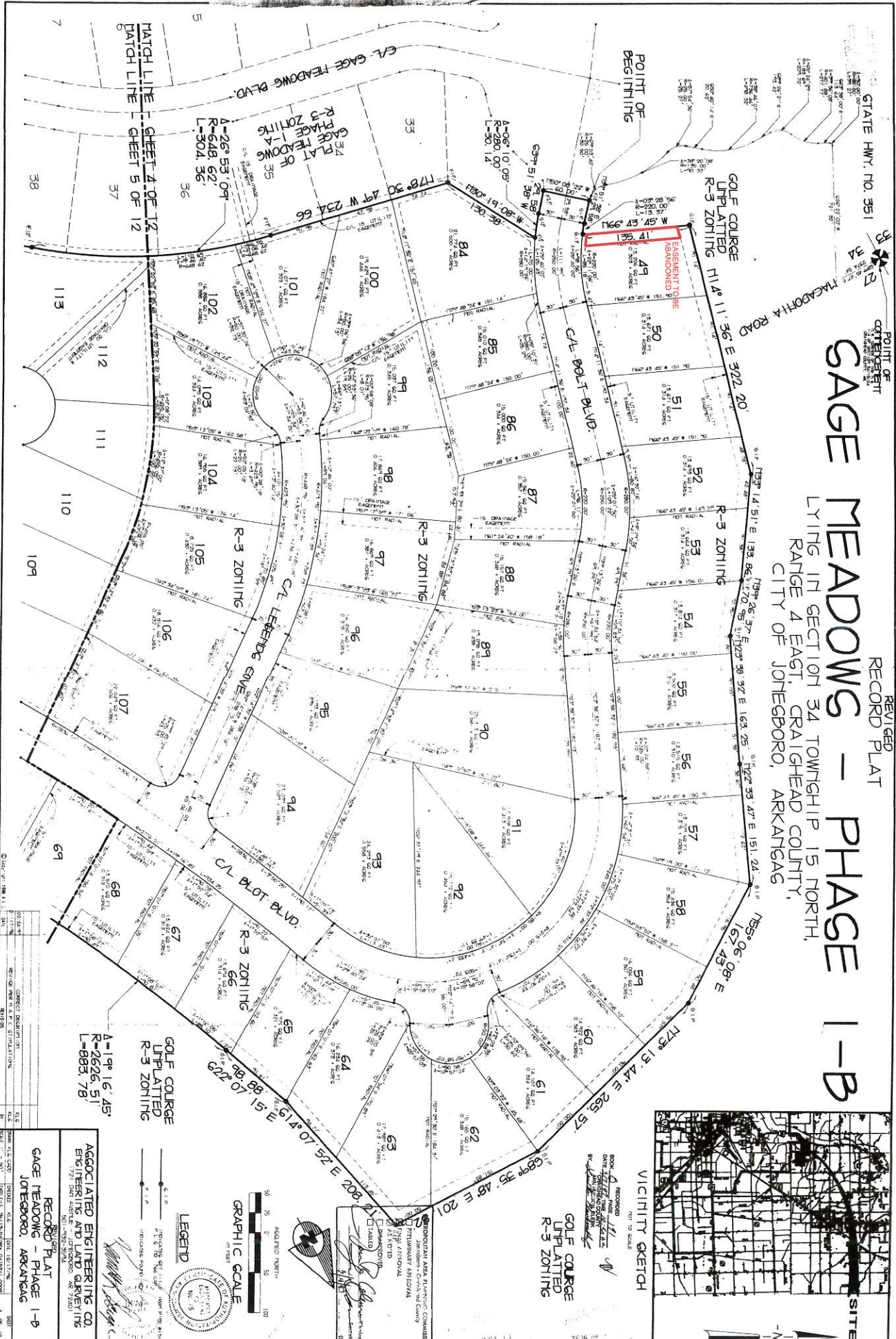
GOLF COURSE
UNPLATTED
R-3 ZONING

EASEMENT TO BE
ABANDONED

CL BOLT BLVD.

CL GAGE MEADOWS BLVD.

MATCH LINE - SHEET 4 OF 12
MATCH LINE - SHEET 5 OF 12

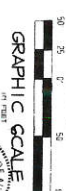


A-26° 53' 09"
R-648.62'
L-304.36'

A-19° 16' 45"
R-626.51'
L-883.78'

GOLF COURSE
UNPLATTED
R-3 ZONING

GOLF COURSE
UNPLATTED
R-3 ZONING



LEGEND

ASSOCIATED ENGINEERING CO.
ENGINEERING AND LAND SURVEYING
1271 DART AVENUE - JONESBORO, AR 72401
STATE OF ARKANSAS
JULY 20, 2004

RECORD PLAT
SAGE MEADOWS - PHASE 1-B
JONESBORO, ARKANSAS

BOOK 111 PAGE 111
JONESBORO, ARKANSAS
BY: [Signature]
JULY 20, 2004

Figure 1 is a map of the study area. It includes a compass rose at the top indicating North (N) and a scale bar at the bottom showing distances from 0 to 40 meters. The map shows a road network with labels for 'ROAD 100', 'ROAD 101', 'ROAD 102', 'ROAD 103', 'ROAD 104', 'ROAD 105', 'ROAD 106', 'ROAD 107', 'ROAD 108', 'ROAD 109', 'ROAD 110', 'ROAD 111', 'ROAD 112', 'ROAD 113', 'ROAD 114', 'ROAD 115', 'ROAD 116', 'ROAD 117', 'ROAD 118', 'ROAD 119', 'ROAD 120', 'ROAD 121', 'ROAD 122', 'ROAD 123', 'ROAD 124', 'ROAD 125', 'ROAD 126', 'ROAD 127', 'ROAD 128', 'ROAD 129', 'ROAD 130', 'ROAD 131', 'ROAD 132', 'ROAD 133', 'ROAD 134', 'ROAD 135', 'ROAD 136', 'ROAD 137', 'ROAD 138', 'ROAD 139', 'ROAD 140', 'ROAD 141', 'ROAD 142', 'ROAD 143', 'ROAD 144', 'ROAD 145', 'ROAD 146', 'ROAD 147', 'ROAD 148', 'ROAD 149', 'ROAD 150', 'ROAD 151', 'ROAD 152', 'ROAD 153', 'ROAD 154', 'ROAD 155', 'ROAD 156', 'ROAD 157', 'ROAD 158', 'ROAD 159', 'ROAD 160', 'ROAD 161', 'ROAD 162', 'ROAD 163', 'ROAD 164', 'ROAD 165', 'ROAD 166', 'ROAD 167', 'ROAD 168', 'ROAD 169', 'ROAD 170', 'ROAD 171', 'ROAD 172', 'ROAD 173', 'ROAD 174', 'ROAD 175', 'ROAD 176', 'ROAD 177', 'ROAD 178', 'ROAD 179', 'ROAD 180', 'ROAD 181', 'ROAD 182', 'ROAD 183', 'ROAD 184', 'ROAD 185', 'ROAD 186', 'ROAD 187', 'ROAD 188', 'ROAD 189', 'ROAD 190', 'ROAD 191', 'ROAD 192', 'ROAD 193', 'ROAD 194', 'ROAD 195', 'ROAD 196', 'ROAD 197', 'ROAD 198', 'ROAD 199', 'ROAD 200'. The study site is marked with a black dot and labeled 'SITE'.



LEGEND

DATE:	BY:	DESCRIPTION:

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENTLY UNRECORDED AND UNDISCOVERED EASEMENTS OR OTHER CLAIMS AS STATED HEREON AND THAT

DATE:	BY:	DESCRIPTION:

28,807 FEET; THESE WERE BENT, ALONG THE BACK OF SAID CLARE, THROUGH A GENERAL ANGLE OF 171 DEGREES; A PASSAGE OF 147 FEET IN THE RAY OF DISBURSING.

CONTAINING IN ALL 1,395 SQ. FT. OR 1.9 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR DONALD P. ARROW.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS SURVEY.
3. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. WARRANTY DEED TO DONALD P. ARROW DATED APRIL 29, 2005, RECORDED IN DEED BOOK 366, PAGE 46, PUBLIC RECORDS OF CRANEHEDGE COUNTY, ARKANSAS.
 - B. WARRANTY DEED TO SWEET MEADOWS PROPERTY OWNERS ASSOCIATION, INC. DATED JANUARY 4, 2011, RECORDED AS DOCUMENT NO. J02614400217, PUBLIC RECORDS OF CRANEHEDGE COUNTY, ARKANSAS.
 - C. DEED TO THE CRANEHEDGE PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN PLAT GINNETT 77, PAGE 19, PUBLIC RECORDS OF CRANEHEDGE COUNTY, ARKANSAS.

[illegible]

RE-PLAT	
DONALD FARROW	
LOT 49, SAGE MEADOWS PH. 1-B & A PART OF SEC. 34-T15N-R4E JONESBORO, ARKANSAS	

BEARING BASIS
THE PLANE COORDINATES - ARIZONAS NORTH ZONE

110°
0°
20°
40°

GRAPHIC SCALE

IN FEET

DESCRIPTION

LOT 48 OF SAGE MEADOWS, PHASE 1A TO THE CITY OF JONESBORO, ARIZONA, RECORDED IN DEED BOOK "B", PAGE 181, PUBLIC RECORDS OF CHANDLER COUNTY, AZ JENSENBORG, ARIZONA.

CONTAINING IN ALL 13,206 SQ. FT., OR 0.30 ACRES, MORE OR LESS.

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059



November 5, 2018

Kenneth Scrape
Benchmark Land Surveying, Inc.
P.O. Box 1921
Jonesboro, AR 72403

RE: Abandonment of 15' Utility Easement within Lot 49
Sage Meadows Phase 1-B, Jonesboro, Arkansas

Dear Mr. Scrape:

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the 15' utility easement as shown on the Sage Meadows Phase 1-B, filed in Plat Cabinet "B", Page 191, Public Records of Craighead County, at Jonesboro, Arkansas as shown on the attached copy of this plat.

Please call if more information is needed.

Sincerely,

Craig Light, PE, CFM
City Engineer

Derrel Smith
City Planner



Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design

AT&T - Arkansas
723 S. Church, Rm. B27
Jonesboro, AR 72401
870.972.7596 Phone
870.972.7558 Fax

January 18, 2019

Benchmark Land Surveying, Inc.
Attn: Ken Scrape
2500 Alexander Dr.
Suite A
P.O. Box 1921
Jonesboro, AR 72403

Dear Mr. Scrape,

Please see page 2-3 of this document for approval of abandonment of the utility easements in question, Re: COMMENCING AT THE SOUTHEAST CORNER OF LOT 49 OF SAGE MEADOWS, PHASE 1-B TO THE CITY OF JONESBORO, ARKANSAS, RECORDED IN PLAT CABINET "B", PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE NORTH 67°18'41" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 49, A DISTANCE OF 5.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 67°18'41" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 115.08 FEET TO A POINT; THENCE NORTH 13°36'39" EAST, DEPARTING FROM SAID SOUTHERLY LINE, A DISTANCE OF 15.19 FEET TO A POINT; THENCE SOUTH 67°18'41" EAST, A DISTANCE OF 120.50 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 04°04'42". A CHORD BEARING OF SOUTH 34°04'02" WEST AND A CHORD DISTANCE OF 15.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.30 FEET TO THE POINT OF THE POINT OF BEGINNING.

Benchmark Land Surveying, Inc. agrees to provide the following easement in its place: BEGINNING AT THE SOUTHEAST CORNER OF LOT 49 OF SAGE MEADOWS, PHASE 1-B TO THE CITY OF JONESBORO, ARKANSAS, RECORDED IN PLAT CABINET "B", PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 03°28'56", A CHORD BEARING OF SOUTH 37°32'13" WEST AND A CHORD DISTANCE OF 13.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°16'41" WEST, A DISTANCE OF 2.17 FEET TO A POINT; THENCE NORTH 67°18'41" WEST, A DISTANCE OF 72.68 FEET TO POINT; THENCE NORTH 54°27'55" WEST, A DISTANCE OF 59.91 FEET TO A POINT; THENCE NORTH 13°36'39" EAST, A DISTANCE OF 16.17 FEET TO A POINT; THENCE SOUTH 54°27'55" EAST, A DISTANCE OF 64.26 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 49, AFORESAID; THENCE SOUTH 67°18'41" EAST, ALONG SAID SOUTH LINE, A DISTNCE OF 75.04 FEET TO THE POINT OF BEGINNING.

Please be aware that this approval will not take effect until a hard copy has been delivered to the City of Jonesboro city clerk (Donna Jackson). The delivery of the hard copy must to be completed by Benchmark Land Surveying, Inc., or an associate of theirs.

Sincerely,

Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design



Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design

AT&T - Arkansas
723 S. Church, Rm. B27
Jonesboro, AR 72401
870.972.7596 Phone
870.972.7558 Fax

UTILITY RELEASE FORM

TELECOMMUNICATIONS EASEMENT ABANDONMENT REQUEST

I have been notified of the petition to vacate the following described as follows:

Re: COMMENCING AT THE SOUTHEAST CORNER OF LOT 49 OF SAGE MEADOWS, PHASE 1-B TO THE CITY OF JONESBORO, ARKANSAS, RECORDED IN PLAT CABINET "B", PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE NORTH 67°18'41" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 49, A DISTANCE OF 5.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 67°18'41" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 115.08 FEET TO A POINT; THENCE NORTH 13°36'39" EAST, DEPARTING FROM SAID SOUTHERLY LINE, A DISTANCE OF 15.19 FEET TO A POINT; THENCE SOUTH 67°18'41" EAST, A DISTANCE OF 120.50 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 04°04'42", A CHORD BEARING OF SOUTH 34°04'02" WEST AND A CHORD DISTANCE OF 15.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.30 FEET TO THE POINT OF THE POINT OF BEGINNING.

Benchmark Land Surveying, Inc. agrees to provide the following easement in its place:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49 OF SAGE MEADOWS, PHASE 1-B TO THE CITY OF JONESBORO, ARKANSAS, RECORDED IN PLAT CABINET "B", PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 03°28'56", A CHORD BEARING OF SOUTH 37°32'13" WEST AND A CHORD DISTANCE OF 13.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°16'41" WEST, A DISTANCE OF 2.17 FEET TO A POINT; THENCE NORTH 67°18'41" WEST, A DISTANCE OF 72.68 FEET TO POINT; THENCE NORTH 54°27'55" WEST, A DISTANCE OF 59.91 FEET TO A POINT; THENCE NORTH 13°36'39" EAST, A DISTANCE OF 16.17 FEET TO A POINT; THENCE SOUTH 54°27'55" EAST, A DISTANCE OF 64.26 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 49, AFORESAID; THENCE SOUTH 67°18'41" EAST, ALONG SAID SOUTH LINE, A DISTNCE OF 75.04 FEET TO THE POINT OF BEGINNING.



Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design

AT&T - Arkansas
723 S. Church, Rm. B27
Jonesboro, AR 72401
870.972.7596 Phone
870.972.7558 Fax

UTILITY COMPANY COMMENTS:

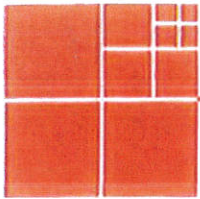
- ☐ No objections to the vacation(s) described above.
- ☒ No objections to the vacation(s) described above, provided the following described easements are retained.
- ☐ Objections to the vacation(s) described above, reason described below:

Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design

Signature of Utility Company Representative:



Date: 01/18/2019



BENCHMARK LAND SURVEYING, INC.

Land Surveying and Construction Layout Services

October 31, 2018

Grace C. Grubb, Engineer II—AR/OK Region
CenterPoint Energy
3013 Ole Feedhouse Road
Jonesboro, AR 72404

RE: Request to Abandon a portion of the 15' Utility Easement within Lot 49
Sage Meadows-Phase I-B, Jonesboro, Arkansas

Dear Ms. Grubb:

This 15' utility easement is shown on the Sage Meadows-Phase I-B, filed in Plat Cabinet "B", Page 191, Public Records of Craighead County, at Jonesboro, Arkansas. Copies of this plat are enclosed for your records.

A petition, resolution and ordinance will be presented to the City Council for their decision.

State law stipulates that the proper procedure for abandonment of an easement requires the passage of an ordinance by majority vote of the elected City Council. Simply recording the replat does not satisfy the legal requirement for closure of the easement. City officials need written evidence from all utility service providers agreeing with the closure before passing the required ordinance.

A space has been provided below for your signature acknowledging your concurrence with this proposed action to close a portion of the 15' utility easement shown on the original plat of this subdivision. Please sign and return one copy of this letter.

If I can be of further assistance or if additional information is needed, please contact me at your convenience.

Sincerely,
Benchmark Land Surveying, Inc.

Kenneth L. Scrape, PS

I, Grace Grubb (print name), concur in the closure of a portion of the 15' utility easement within lot 49 as shown on the Sage Meadows-Phase I-B, Jonesboro, Arkansas, as shown.

(Signature)

Grace C. Grubb, Engineer II—AR/OK Region
CenterPoint Energy

18238-009

Type of Instrument:
Grantor(s): City Water & Light Plant
of the City of Jonesboro, Arkansas
Grantee(s): Record Owners of Title

This Instrument Prepared By:
Waddell, Cole & Jones, P.A.
Attorneys at Law
P.O. Box 1700
Jonesboro, AR 72403

After Recording, Return To:
City Water & Light Plant
of the City of Jonesboro, Arkansas
400 East Monroe
PO Box 1289
Jonesboro, AR 72403-1289

2018R-022388
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
11/08/2018 9:36:30 AM
FEE: 25.00
PAGES: 3
JAMIE HUNNICUTT

QUITCLAIM DEED FOR RELINQUISHMENT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That, CITY WATER & LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS, a consolidated municipal improvement district, Grantor, by its Manager, duly authorized by its Board of Directors, for good and valuable consideration, the sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the record owners of title to the Property (as defined below) ("Grantee"), and unto their heirs, successors and assigns forever, all its right, title, interest and claim in and to the lands lying in Craighead County, Arkansas, and more particularly described in the **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property"), with the intent that any easement of Grantor in the Property shall be forever extinguished, and the Grantee, its successors, heirs and assigns, shall have and enjoy the Property, free and absolutely discharged from any easement of Grantor in the Property.

To have and to hold the same unto the said Grantee, and unto their heirs, successors and assigns forever, with all appurtenances thereunto belonging.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforementioned officer of Grantor this 6TH day of November, 2018.



CITY WATER & LIGHT PLANT
OF THE CITY OF JONESBORO, ARKANSAS

By: [Signature]
Name: Jake Rice III
Title: Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Jake Rice, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the Manager of City Water & Light Plant of the City of Jonesboro, Arkansas, a corporation, and that he as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and seal on this 6TH day of NOVEMBER, 2018.

[Signature]
Notary Public

My Commission Expires:
3-2-2025



AMOUNT OF TAX \$ 0
I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

[Signature]
Grantee or Agent

Grantee's Address: 3403 BOLT BLVD
JONESBORO, AR 72401

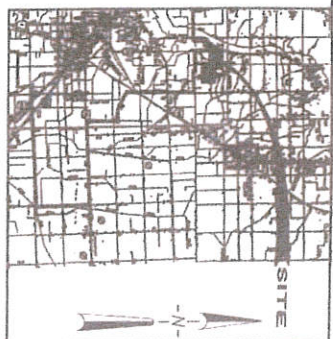
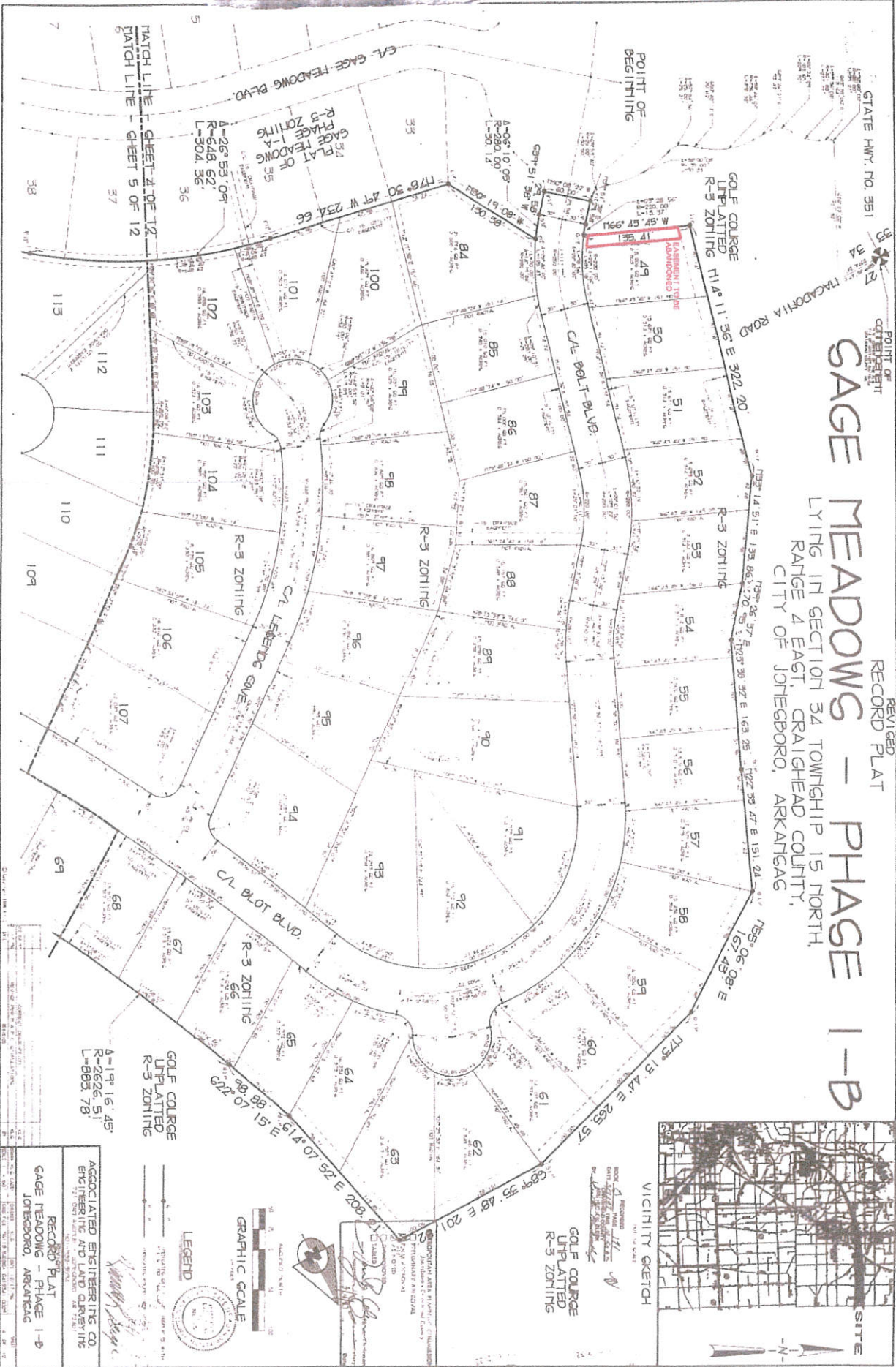
GATE HWY. NO. 351

POINT OF
CORRECTION

REVISED
RECORD PLAT

SAGE MEADOWS - PHASE 1-B

LYING IN SECTION 34 TOWNSHIP 15 NORTH,
RANGE 4 EAST, CRAIGHEAD COUNTY,
CITY OF JONESBORO, ARKANSAS



GOLF COURSE
UPLATED
R-3 ZONING

GRAPHIC SCALE

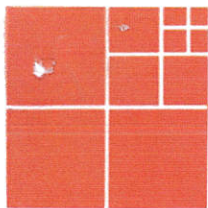
LEGEND

GOLF COURSE
UPLATED
R-3 ZONING
A-19° 16' 45"
R-2626.51
L-883.78

RECORD PLAT
GAGE MEADOWS - PHASE 1-B
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING CO.
ENGINEERS AND LAND SURVEYORS
211 SOUTH MAIN STREET, JONESBORO, ARKANSAS 72401





BENCHMARK LAND SURVEYING, INC.

Land Surveying and Construction Layout Services

October 31, 2018

Alice Martin
Ritter Communications, Inc.
2400 Ritter Drive
Jonesboro, AR 72401

RE: Request to Abandon a portion of the 15' Utility Easement within Lot 49
Sage Meadows-Phase 1-B, Jonesboro, Arkansas

Dear Ms. Martin:

This 15' utility easement is shown on the Sage Meadows-Phase 1-B, filed in Plat Cabinet "B", Page 191, Public Records of Craighead County, at Jonesboro, Arkansas. Copies of this plat are enclosed for your records.

A petition, resolution and ordinance will be presented to the City Council for their decision.

State law stipulates that the proper procedure for abandonment of an easement requires the passage of an ordinance by majority vote of the elected City Council. Simply recording the replat does not satisfy the legal requirement for closure of the easement. City officials need written evidence from all utility service providers agreeing with the closure before passing the required ordinance.

A space has been provided below for your signature acknowledging your concurrence with this proposed action to close a portion of the 15' utility easement shown on the original plat of this subdivision. Please sign and return one copy of this letter.

If I can be of further assistance or if additional information is needed, please contact me at your convenience.

Sincerely,
Benchmark Land Surveying, Inc.

Kenneth L. Scrape, PS

I, ALICE MARTIN (print name), concur in the closure of a portion the 15' utility easement within lot 49 as shown on the Sage Meadows-Phase 1-B, Jonesboro, Arkansas, as shown.

(Signature)

Alice Martin
OSP Engineering Supervisor, Ritter Communications, Inc.

18238-011



Mr. Kenneth L. Scrape
Benchmark Land Surveying, INC
2500 Alexander Dr, Suite A
Jonesboro, AR 72403

RE: Easement Abandonment – 3403 Bolt Blvd, Jonesboro, AR
*Lot 49 of Sage Meadows, Phase 1-B to the City of Jonesboro, Arkansas,
Recorded in plat cabinet "B", page 191, Public Records of Craighead
County, at Jonesboro, Arkansas.*

Dear Mr. Scrape:

After reviewing your request of the Easement Abandonment in Jonesboro, AR, Altice USA d/b/a Suddenlink Communications has verified there is not active CATV facilities in this easement.

Given the verification stated above, Altice USA has no objection with the requested Easement Abandonment.

Yours truly,

Mike Alexander
VP, Engineering & Construction Services

RESOLUTION NO. _____

WHEREAS Donald L. Farrow and Carole Schlitt has filed a petition with the City Clerk of the City of Jonesboro, Arkansas, requesting that the City abandon and vacate the undeveloped utility easement in:

A PORTION OF THE 15' UTILITY EASEMENT LYING WITHIN LOT 49 OF SAGE MEADOWS – PHASE 1-B, JONESBORO, ARKANSAS, AS SHOWN BY REVISED PLAT IN PLAT CABINET "B" PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

WHEREAS, the petition has been presented to the City of Jonesboro, Arkansas; and

WHEREAS, Arkansas law requires notice of such public hearing

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jonesboro, Arkansas, that the City Clerk is directed to publish a notice advising the public of such request to vacate and abandon the above mentioned utility easement and that this matter will be heard before the City Council on _____, at _____ o'clock, pm at the Council Chambers in the Municipal Center 300 S. Church St., Jonesboro, Arkansas.

Dated this _____ day of _____, 2019.

Harold Perrin, Mayor

Attest:

Donna Jackson, City Clerk

ORDINANCE NO. _____

AN ORDINANCE ABANDONING AND VACATING THE UNDEVELOPED UTILITY EASEMENT IN:

A PORTION OF THE 15' UTILITY EASEMENT LYING WITHIN LOT 49 OF SAGE MEADOWS – PHASE 1-B, JONESBORO, ARKANSAS, AS SHOWN BY REVISED PLAT IN PLAT CABINET "B" PAGE 191, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

WHEREAS, the City Council at its regular meeting on _____. Pursuant to Ark. Stats. Section J4-301-302 through J4-301-304 heard the request of Donald L. Farrow and Carole Schlitt to abandon the utility easement; and

WHEREAS, the City Council held a public hearing and heard all persons desiring to be heard in connection with this matter; and

WHEREAS, the respective utilities have consented to the abandonment; and

WHEREAS, the abandonment of said utility easement will not adversely affect the City of Jonesboro and would be in the best interest of all parties concerned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that;

SECTION 1. The City of Jonesboro, Arkansas hereby vacates and abandons all if its rights together with the rights of the public generally, in and to the 15' utility easement lying within lot 49 of Sage Meadows – Phase 1-B, Jonesboro, Arkansas, as shown by revised plat in plat cabinet "B", page 191, public records of Craighead County, at Jonesboro, Arkansas, recorded March 7, 1997.

SECTION 2. A copy of this Ordinance duly certified by the City Clerk shall be filed in the office of the Recorder of Craighead County at Jonesboro, Arkansas, and recorded in Deed Records of Craighead County, Arkansas.

SECTION 3. The closing, vacating and abandonment by the City of its rights and the rights of the public generally in the above described utility easement are in the public interest and will promote the public peace and welfare.

Passed and adopted this ____ day of _____, 2019.

Harold Perrin, Mayor

Attest:

Donna Jackson, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #:	ORD-19:012	Version:	1	Name:	901 Willett Road Rezoning request from R-1 to I-1
Type:	Ordinance	Status:		Status:	First Reading
File created:	2/28/2019	In control:		In control:	City Council
On agenda:	3/5/2019	Final action:			
Title:	AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO I-1, GENERAL INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 901 WILLETT ROAD AS REQUEST BY JOHN EASLEY OF ASSOCIATED ENGINEERING ON BEHALF OF CRAIGHEAD COUNTY JUDGE MARVIN DAY				

Sponsors:

Indexes:

Code sections:

Attachments: [Ordinance.pdf](#)
[Plat.pdf](#)
[Application.pdf](#)
[Staff Summary.pdf](#)
[MAPC Tuesday February 26 2019.pdf](#)
[901 Willet Rd Notification.pdf](#)
[901 Willet Rd Rezoning Map.pdf](#)
[901 Willet.pdf](#)
[19021.pdf](#)
[CSU - Property Owner Notification.pdf](#)
[CSU Certified Mail Receipts.pdf](#)
[Receipt 3.pdf](#)
[Request for Review_MAPC.pdf](#)
[Rezoning Plat.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO I-1, GENERAL INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 901 WILLETT ROAD AS REQUEST BY JOHN EASLEY OF ASSOCIATED ENGINEERING ON BEHALF OF CRAIGHEAD COUNTY JUDGE MARVIN DAY
BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From R-1, Single Family Residential District to I-1 General Industrial District, that land described as follows:

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°07' 07" WEST A DISTANCE OF 1323.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID: THENCE SOUTH 88°51'45" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID, A DISTANCE OF 1478.92 FEET: THENCE NORTH 00°09' 52" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 1323.66 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID: THENCE NORTH 88°51'18" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1485.46 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,961,772 SQ. FT. OR 45.04 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION III: The rezoning of this property shall adhere to the following conditions:

A) That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Regulations regarding any new construction.

B) A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.

C) Any change of use shall be subject to Planning Commission approval in the future.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From R-1, Single Family Residential District to I-1 General Industrial District, that land described as follows:

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BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°07'07" WEST A DISTANCE OF 1323.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID: THENCE SOUTH 88°51'45" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID, A DISTANCE OF 1478.92 FEET: THENCE NORTH 00°09'52" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 1323.66 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID: THENCE NORTH 88°51'18" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1485.46 FEET TO THE POINT OF BEGINNING.

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PASSED AND APPROVED THIS _____ DAY OF _____, 2018.

Harold Perrin, Mayor

ATTEST:

19105-ORD-RZ

This record is currently unavailable.



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 19-02: 901 Willet Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission on February 26, 2019

REQUEST: To consider a rezoning of one tract of land containing 45.04 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 45.04 acres of land located at 901 Willet Road, from “R-1” Single Family Medium Residential District to “I-1” Limited Industrial District.

**APPLICANTS/
OWNER:** John Easley of Associated Engineering, LLC, 103 Church Street, Jonesboro, AR
Marvin Day, Craighead County Judge, 511 Union Street, Suite 119, Jonesboro, AR

LOCATION: ***901 Willett Road, Jonesboro, AR 72401***

SITE

DESCRIPTION: **Tract Size:** Approx. **45.04 Acres**
Street Frontage: **1250 feet along Willett Road**
Topography: Undeveloped flat.
Existing Development: Craighead County Detention Center and Pasture Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family – CWL Wastewater Treatment Plant
South	R-1 Single Family and C-3 General Commercial - Undeveloped Farm Land
East	R-1 Single Family – Undeveloped Farm Land
West	Single Family Housing in Craighead County

HISTORY: Craighead County Detention Center and Pasture Land

ZONING ANALYSIS

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP

The Current/Future Land Use Map recommends this location as a Rural Intensity Growth Sector.

Rural Land uses are extremely low intensity uses that happen in areas that have traditionally been devoted to agriculture. These areas typically do not have sewer. In much of the area designated rural,

flooding is a distinct possibility. Even though individual properties can be brought into conformation with flood-prevention standards to allow construction, limited development is still advisable.

At some of the rural crossroads, very small-scale businesses such as convenience stores may be allowed to serve the needs of the surrounding residents. Additionally, commercial business serving agricultural needs may be allowed at the crossroads. The intent is to prevent highway-oriented strip development even in these rural areas.

Rural Intensity Growth Sector Recommended Use Types Include:

Typical Land Uses:

- Large lot Single Family Residential
- Commercial Businesses serving Agricultural Needs
- Small Retail to meet needs of local residents
- Convenience Store/Gas Station (at intersections of Collector and above)
- Neighborhood Markets
- Open Space
- Agricultural (Crop / Animal)
- Stable or Kennel
- Churches
- Institutional (Wastewater Treatment Plants, Sludge Ponds, Water Towers, Landing Strips, Cell Towers and Drainage Ways)

Density: Single Family Residential on > 5 Acres Lots



Fig. 1: Example Rural Development Type-Service Commercial



Fig. 2: Example Rural Development Type-Vacant Residential or Agricultural



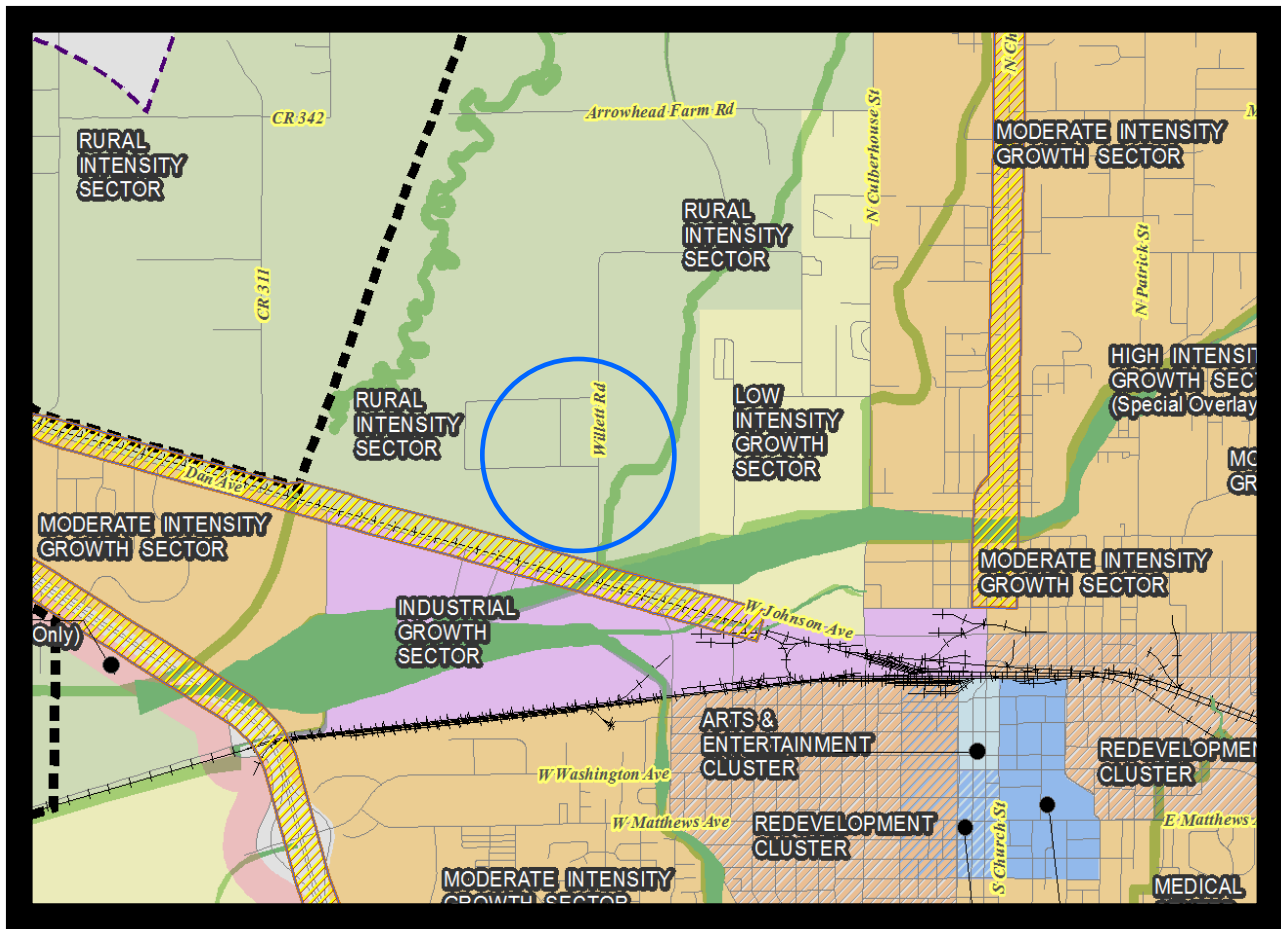
Fig. 3: Example Rural Development Type-Large Lot Residential



Fig. 4: Example Rural Development Type-Service Commercial-Tractor Supply



Fig. 5: Example Rural Development Type-Service Commercial-Fueling Station



Adopted Land Use Map







Master Street Plan/Transportation

The subject site is served by Willett Road, which on the Master Street Plan is defined as a Minor Arterial. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment. The recommended right-of-way is 100 foot. Any Replat should satisfy the minimum requirements.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed I-1 district is partially consistent with the Future Land Use Plan, which was categorized as Rural Intensity Growth of Rural Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District Standards. This is to allow permitted use for government services.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area already has a CWL Wastewater Treatment Plant and Craighead County Detention Center on this Minor Arterial Street – Willett Road.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is currently a Craighead County Detention Center. The Current Zoning would not allow the Crisis Unit. This property has to be rezoned to allow the Unit to be placed on this 45.04 acres of land.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property.	Minimal Impact if Rezoned.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.	Minimal Impact if Rezoned.	

Staff Findings:

Applicant's Purpose:

The applicant wants to Rezone this 45.04 acres of land to I-1 Limited Industrial to build a new 5,000 square foot Crisis Stabilization Unit Facility with an existing Craighead County Detention Center. This also has some pastureland with horses. This new Crisis Unit will evaluate the mental and physical health of non-criminal outpatients then seek community-based treatment.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 Limited Industrial District as follows:

I-1, Limited Industrial District. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

Conclusion:

The Planning Department Staff find that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 19-02, a request to rezone property from “R-1” Single Family Medium Residential District to “I-1” Limited Industrial District, subject to final site plan approval by the Planning Department and the following conditions:

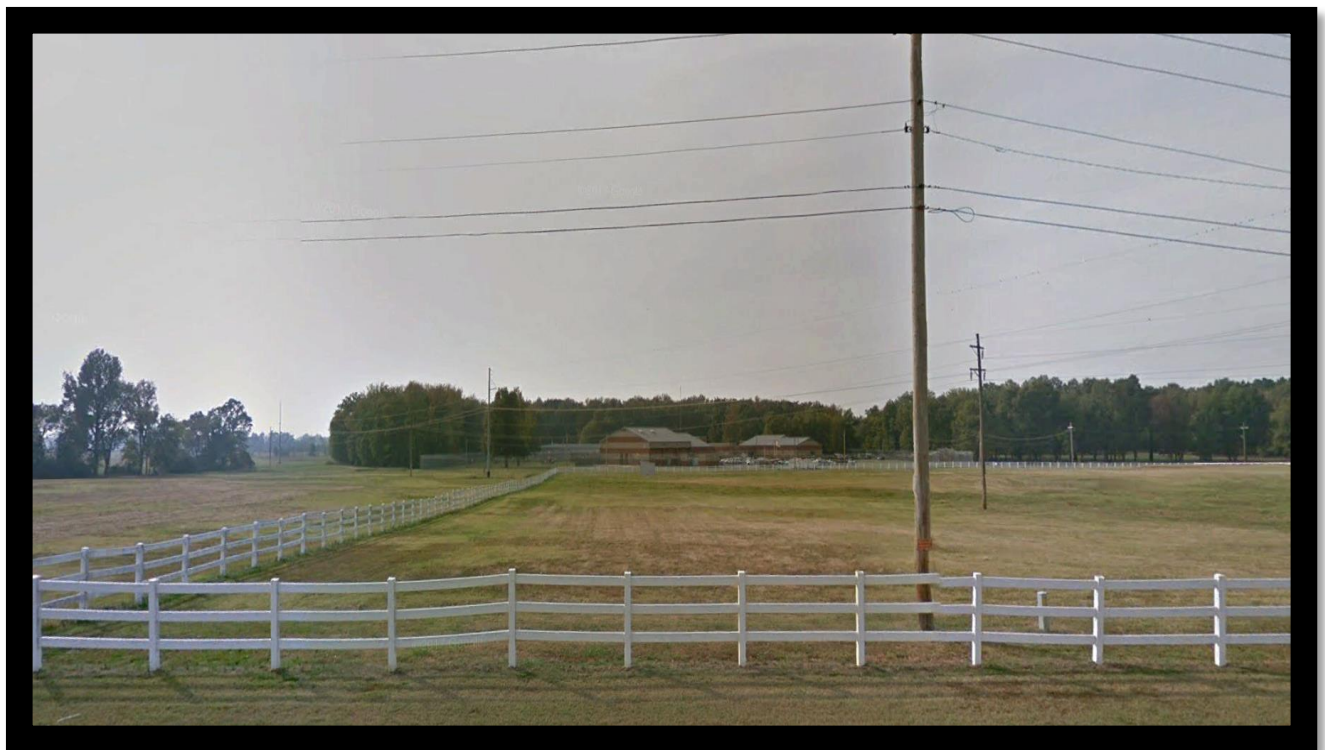
1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.
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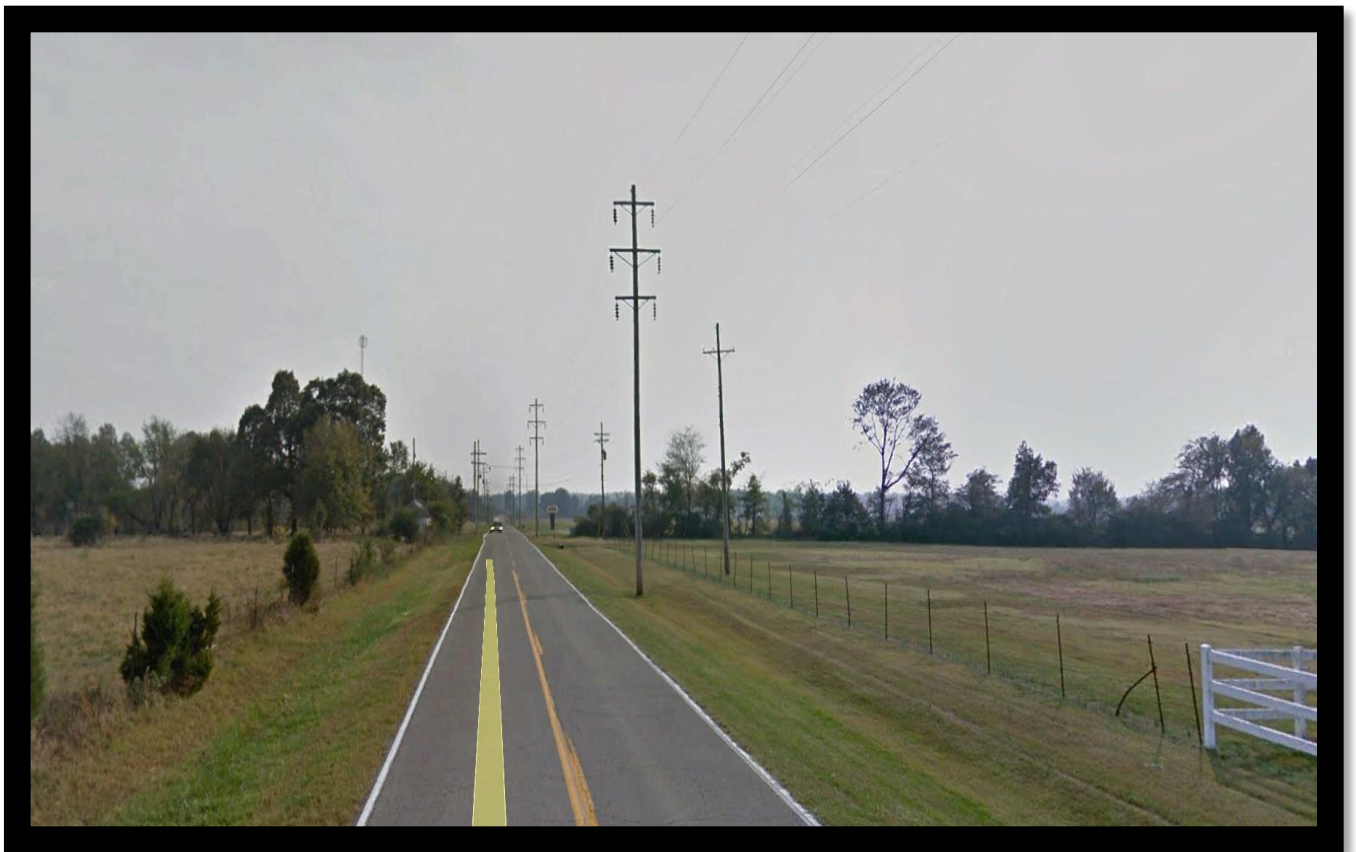
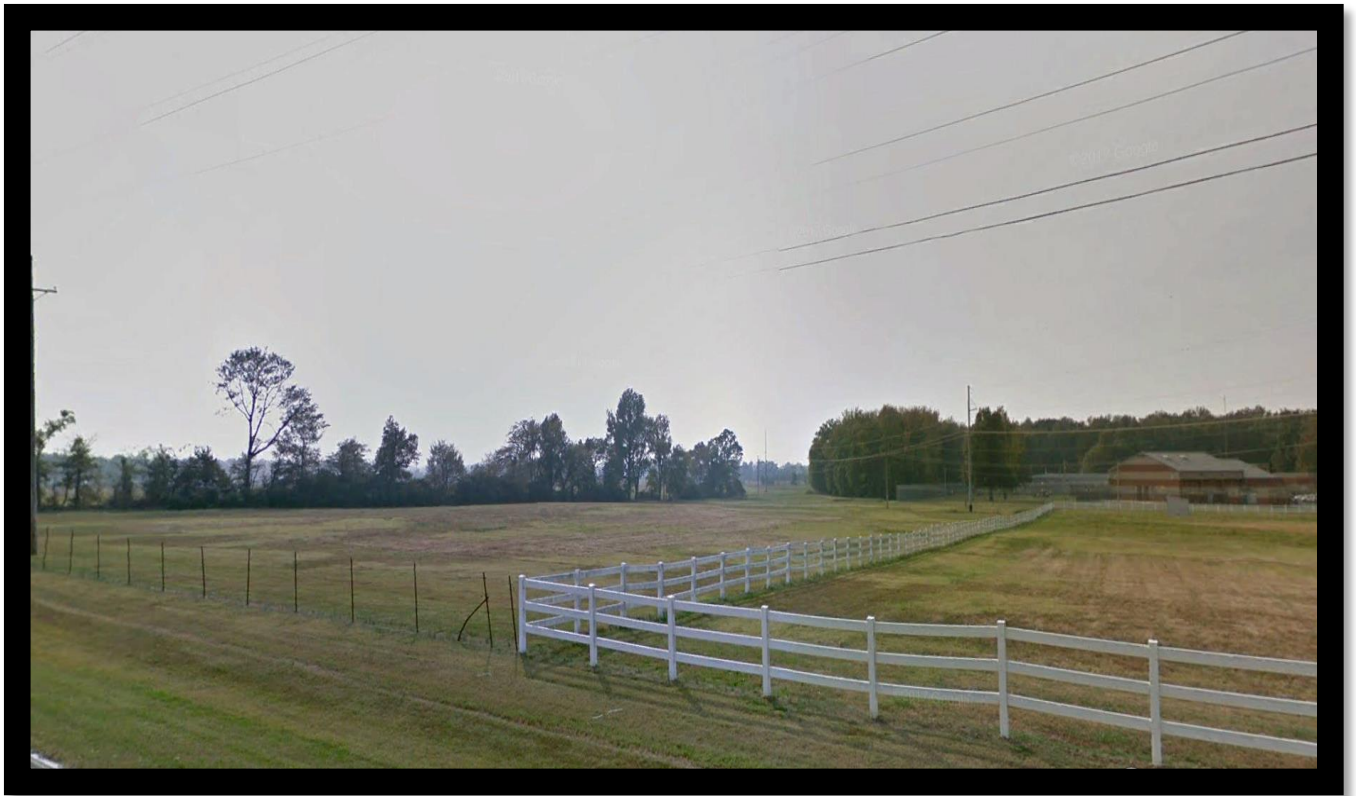
Respectfully Submitted for Planning Commission Consideration,

The Planning Department

Sample Motion:

I move that we place Case: RZ 19-02 on the floor for consideration of recommendation by the Planning Department to the MAPC with the noted conditions, and we, the Planning Department find that changing the zoning of this property from “R-1” Single Family Medium Residential District to the proposed “I-1” Limited Use Overlay, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the Planning Department in the future.













MAPC Meeting Minutes

Tuesday February 26, 2019

3:00 PM

COM-19:011 SIDEWALKS: 2501 Kellers Chapel Road

Carlos Wood of Wood Engineering on behalf of City Water and Light is requesting MAPC approval to construct sidewalks on Alternate City Water and Light properties in-lieu of this sight that is located at 2501 Keller's Chapel Road. This is located in an R-1 Single Family Residential District. This location was granted a Conditional Use on October 9, 2018 to place a Sub Station for City Water and Light.

THIS HAS BEEN PULLED.

RZ-19-02 REZONING: 901 Willett Road

John Easley of Associated Engineering on behalf of Craighead County Judge Marvin Day is requesting MAPC approval for a Rezoning from R-1 Single Family Residential District to I-1 General Industrial District for .45.04 Acres +/- of land located at 901 Willett Road.

APPLICANT: Mr. John Easley represented Judge Marvin Day. They are asking for a rezoning on half of the jail property, to add juvenile detention center. This would change from R-1 to I-1.

STAFF: Mr. Derrel Smith said we have reviewed it, R-1 is not appropriate for a Jail. We would recommend this be zoned properly to an I-1. With three following conditions.

Aye: Jimmy Cooper; Jim Little, Mary Margaret Jackson, Dennis Zolper, Jim Scurlock, David Handwork, Kevin Bailey, Jerry Reece

Parcel ID	Owners Name	Property Address	City	State	Mailing Address
01-143114-00200	CITY WATER & LIGHT PLANT OF JONESBORO	WILLET RD	JONESBORO	AR	PO BOX 1289 JONESBORO AR 72403
01-143111-00100	CITY WATER & LIGHT	1605 WILLET RD	JONESBORO	AR	PO BOX 1289 JONESBORO AR 72403
01-143122-00200	BROWN JERRY E	1510 WILLET RD	JONESBORO	AR	987 COUNTY ROAD 762 BROOKLAND AR 72417
01-143123-00100	CITY WATER & LIGHT	WILLET RD	JONESBORO	AR	PO BOX 1289 JONESBORO AR 72403
01-143123-00400	EAST ARKANSAS BROADCASTERS OF JONESBORO	COUNTY ROAD	JONESBORO	AR	PO BOX 1737 JONESBORO AR 72403
01-143123-00200	CITY WATER & LIGHT	1001 N FLOYD	JONESBORO	AR	PO BOX 1289 JONESBORO AR 72403





City of Jonesboro Metropolitan Area Planning Commission
REQUEST FOR REVIEW/COMMENT FORM
For matters under consideration by the Commission

As part of the development review for large-scale residential and commercial projects within the City of Jonesboro, you are being forwarded documents that require careful review by all City Departments and Outside Agencies, as we promote orderly development within our community.

So that our Metropolitan Area Planning Commission might make informed decisions on upcoming agenda items, the Planning Department requests that your review and comments be submitted back to our Department as soon as possible (Meetings held 2nd and 4th Tuesday of each Month). Please send comments to: Tracy McGaha, Planner / Email: tmcgaha@jonesboro.org and please comment on the information below. Attached is the Application for your review. Thank you for all your comments.

Plan Review Case No: RZ 19-02

Project/Address/Location: 901 WILLET ROAD

Applicant's Information / Name: JOHN EASLEY – ASSOCIATED ENGINEERING

On Behalf of (If Applicable): MARVIN DAY – CRAIGHEAD COUNTY JUDGE

Address: 511 UNION STREET, SUITE 119

Phone #: 870-93-4500

Email: _____

Please check which is applicable:

☐ No Comments

☒ Comments are Noted Below

☐ See Separate Comment Letter Attached

Review Comments

Code Enforcement requests that the concepts of CPTED be implemented in the design of all buildings, landscaping, and lighting.

ANSI/IES lighting standards are highly recommended (reference IES G-1-16; RP-8-14, RP-20-14 in latest versions).

Maintenance plans to retain CPTED landscaping should also be considered.

Approved By: Michael Tyner

Please Print

Signature

2/20/2019

Date

Code Enforcement

Department/Agency Name



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The MAPC, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

THE MEETING IS TUESDAY, FEBRUARY 26, 2019 AT 3:00 P.M.

One item on the agenda for this meeting is a request to the Commission to approve a rezoning ordinance concerning property that is within 200 ft of the property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Craighead County

DATE: February 1, 2019

SUBJECT PROPERTY ADDRESS: 901 Willet Road

DESCRIPTION OF REZONING REQUESTED: From existing R-1 Single Family Medium Density District to proposed I-1 Limited Industrial District.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or Rezoning and does not imply an approval by me for the Rezoning, unless so written by me to the Commission.

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

7014 1820 0001 1897 5042

**U.S. Postal Service™
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Domestic Mail Only

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JONESBORO, AR 72403

Postage	\$3.50
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.55
	\$6.85

0408
22Postmark
Here

02/05/2019

Sent To

EAST ARKANSAS BROADCASTERS OF JONESBORO

Street & Apt. No.,
or PO Box No. PO BOX 1737City, State, ZIP+4
JONESBORO, AR 72403

PS Form 3800, July 2014

See Reverse for Instructions

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

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JONESBORO, AR 72403

Postage	\$3.50
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.55
	\$6.85

0408
22Postmark
Here

02/05/2019

Sent To

CITY WATER AND LIGHT

Street & Apt. No.,
or PO Box No. PO BOX 1289City, State, ZIP+4
JONESBORO, AR 72403

PS Form 3800, July 2014

See Reverse for Instructions

7014 1820 0001 1897 5059

7014 1820 0001 1897 5066

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BROOKLAND, AR 72417

Postage	\$3.50
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.55
	\$6.85

0408
22Postmark
Here

02/05/2019

Sent To

JERRY E BROWN

Street & Apt. No.,
or PO Box No. 987 COUNTY ROAD 762City, State, ZIP+4
BROOKLAND, AR 72417

PS Form 3800, July 2014

See Reverse for Instructions

Planning

OFFICIAL RECEIPT

Receipt Date 02/19/2019 08:25 AM
Receipt Print Date 02/19/2019

Receipt # 00175035
Batch # 00019.02.2019

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR	600.00
----	--------

Detail:

01-000-0155-00	
Zoning Signs Deposits- Condit	
ional Use 3406 Access Rd CU19	
-02	200.00
01-108-0516-00	
MAPC/ BZA- Conditional Use 34	
06 Access Rd CU19-02	400.00

Total	600.00
-------	--------

Payment Information:

Check	16999	600.00
Change		0.00

Stonebridge Construction
Customer #: 000000

Cashier: tjgeror
Station: COLLECTIONWINDO



Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) **01-0731:**

- | | | |
|---|--|--|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Multiple Family Dwelling | <input type="checkbox"/> Detached/Accessory Bldg |
| <input type="checkbox"/> Single Family Additions | <input type="checkbox"/> Single Family Alterations | <input type="checkbox"/> Swimming Pools |
| <input type="checkbox"/> Walls, Fences, Decks Etc | <input type="checkbox"/> Multi Family Additions | <input type="checkbox"/> Multi Family Accessory Bldg |

Commercial Approvals – Planning Review (select all that apply) **01-0732:**

- | | | |
|--|---|--|
| <input type="checkbox"/> Building _____ Sqft. | <input type="checkbox"/> Interior Alterations/Repairs | <input type="checkbox"/> Awnings/Canopies |
| <input type="checkbox"/> Accessory Bldgs, etc. | <input type="checkbox"/> Parking Lots | <input type="checkbox"/> Landfill and Extraction |
| <input type="checkbox"/> Gravel Mining | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Storage Tanks |
| <input type="checkbox"/> Temp Tents, Trailers & Structures | | |

Residential Zoning Districts : (Zoning Map Amendments) **01-0516:**

- ☐ Single Family Districts _____ Acres
- ☐ Multi Family Districts _____ Acres

Non-Residential Zoning Districts : (Zoning Map Amendments) **01-0516:**

- ☐ Zoning Map Amendments _____ Acres

Special District Applications **01-0516:**

- ☐ Village Residential Overlay ☐ JMA-O, Jonesboro Municipal Overlay District
- ☐ Planned Development District _____ phase (preliminary, final, modification)

Board of Zoning Appeals Fee **01-0516:**

- ☐ Residential ☐ Commercial ☒ Conditional Use ☐ Compatible Non-Conforming Use

Subdivision Planning Fees **01-0733:**

- ☐ Minor Plats & Replats ☐ Reviews MAPC Approval: _____ Lots _____ Acres

On/Off-Premise Signage Permits – Planning Review **01-0734:**

- | | | |
|--|---|--|
| <input type="checkbox"/> Billboards | <input type="checkbox"/> High Rise Interstate _____ faces | <input type="checkbox"/> Bulletin Board _____ Sqft |
| <input type="checkbox"/> Construction Sign | <input type="checkbox"/> Ground Sign _____ Sqft | <input type="checkbox"/> Wall & Awning _____ Sqft |
| <input type="checkbox"/> Directional Sign _____ Sqft | <input type="checkbox"/> Pole Sign _____ Sqft | <input type="checkbox"/> Marquee Sign _____ Sqft |
| <input type="checkbox"/> Promo Event | <input type="checkbox"/> Special Event Sign | <input type="checkbox"/> Grand Opening Sign |
| <input type="checkbox"/> Corner or Interior Parcel Sign _____ Sqft Faces _____ | | |

Zoning Sign Deposit 01-0155: ☒ _____ Number of Signs **\$ 200.00**

Mapping and Duplicating Services Per Page **01-0735:**

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> 8 1/2" x 11" BW Copies | <input type="checkbox"/> 8 1/2" x 11" Color Map | <input type="checkbox"/> Over Size Page | <input type="checkbox"/> Zoning Resolution |
| <input type="checkbox"/> Zoning Map 36"x50" | <input type="checkbox"/> Land Use (36"x44") | <input type="checkbox"/> 11"x17" Map | |
| <input type="checkbox"/> Property Owner Search/Plat Map | | <input type="checkbox"/> Zoning Certification Letter | |

Third Submittal Reviews:

- ☐ Multi-Family Dwelling Review **01-0731** ☐ Commercial / Industrial Review **01-0732**

Description: Conditional Use Total Amount Due: \$600

Site: Address: 3406 Acres Rd Tracking No.: CU 19-02

Customer

Customer #

City Official

Date

2/19/19



City of Jonesboro Metropolitan Area Planning Commission
REQUEST FOR REVIEW/COMMENT FORM
For matters under consideration by the Commission

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Applicant's Information / Name: JOHN EASLEY – ASSOCIATED ENGINEERING

On Behalf of (If Applicable): MARVIN DAY – CRAIGHEAD COUNTY JUDGE

Address: 511 UNION STREET, SUITE 119

Phone #: 870-93-4500

Email: _____

Please check which is applicable:

☐ No Comments

☐ Comments are Noted Below

☐ See Separate Comment Letter Attached

Review Comments	

Approved By: _____

Please Print

Signature

Date

Department/Agency Name



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #:	ORD-19:006	Version:	1	Name:	Abandonment of drainage easement in Twin Oaks Subdivision Lot 17 Block A
Type:	Ordinance	Status:		Status:	Second Reading
File created:	2/7/2019	In control:		In control:	City Council
On agenda:		Final action:			

Title: AN ORDINANCE TO VACATE AND ABANDON THE NORTH SEVEN AND ONE HALF FEET (7.5') OF THE SOUTH FIFTEEN FEET (15') WIDE DRAINAGE EASEMENT ALONG THE SOUTH PROPERTY LINE OF LOT 17 BLOCK "A" OF TWIN OAKS SUBDIVISION AS REQUESTED BY CARLOS WOOD ON BEHALF OF CHRIS FUTRELL

Sponsors:

Indexes:

Code sections:

Attachments: [notarized petition.pdf](#)
[plat.pdf](#)
[PandE Letter.pdf](#)
[adjacent owner concurrence letter.pdf](#)
[ATT.pdf](#)
[Center Point Entergy Drainage Release Form.pdf](#)
[CWL Response-DRAINAGE ESMT - TWIN OAKS.pdf](#)
[Ritter Response.pdf](#)
[Suddenlink Easement Abandonment Response.pdf](#)

Date	Ver.	Action By	Action	Result
2/19/2019	1	City Council		

AN ORDINANCE TO VACATE AND ABANDON THE NORTH SEVEN AND ONE HALF FEET (7.5') OF THE SOUTH FIFTEEN FEET (15') WIDE DRAINAGE EASEMENT ALONG THE SOUTH PROPERTY LINE OF LOT 17 BLOCK "A" OF TWIN OAKS SUBDIVISION AS REQUESTED BY CARLOS WOOD ON BEHALF OF CHRIS FUTRELL

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

SECTION 1: The City of Jonesboro Arkansas hereby releases, vacates and abandons all its rights together with the rights of the public generally, in and to the DRAINAGE easement designated as follows:

LEGAL DESCRIPTION:

The north seven and one half (7.5') feet of the south fifteen (15') feet drainage easement along the south property line of Lot 17 Block 'A' of Twin Oaks Subdivision in the City of Jonesboro, Arkansas being recorded in Book 'C' Page 280 in the Circuit Clerk's Office in the Craighead County Courthouse located in Jonesboro, Arkansas.

SECTION 2: A copy of the ordinance certified by the City Clerk shall be filed in the office of the Recorder of Craighead County, Arkansas, and shall be filed in the Deed Records of such office.

SECTION 3: The City Council of the City of Jonesboro, Arkansas, finds and declares that the above

DRAINAGE easement is not necessary for the general benefit and welfare of the public; that the owner of all the property abutting the above DRAINAGE easement is in favor of the closure and vacation of the above DRAINAGE easement and that therefore, an emergency is declared to exist and this ordinance shall take effect and be in full force from and after its passage and approval.

PETITION

TO: Honorable Harold Perrin, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

PETITION TO VACATE THE NORTH SEVEN AND ONE HALF (7.5') FEET WIDE DRAINAGE EASEMENT.

We / I the undersigned, being the owner /s of all property of the following described legal description located in the City of Jonesboro, Arkansas, described as follows:

LEGAL DESCRIPTION:

The north seven and one half (7.5') feet of the south fifteen (15') feet drainage easement along the south property line of Lot 17 Block 'A' of Twin Oaks Subdivision in the City of Jonesboro, Arkansas being recorded in Book 'C' Page 280 in the Circuit Clerk's Office in the Craighead County Courthouse located in Jonesboro, Arkansas.

Herewith, file and present this petition to the City Council of the City of Jonesboro, Arkansas to have all of the drainage easement described above legally closed.

DATED this 30th day of January, 2019.

CKF, INC.

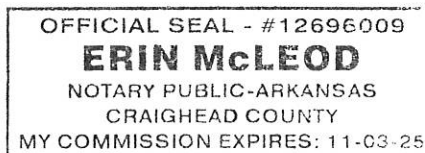

OWNER

Subscribed and sworn to before me this 30 day of January, 2019.

(SEAL)


NOTARY

Expiration Date: 11-03-25.



ASSOCIATED ENGINEERS SURVEY
BOOK "1" AT PAGE 144
4/17/2003

FOR PREPAREE'S SURVEY
AT CORNER OF THE NORTHWEST QUARTER
36 TOWNSHIP 14 NORTH, RANGE 3 EAST,
CRAIGHEAD COUNTY, ARKANSAS
MARKING POINT "A"

N 80°52'33" E
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300°19'50" E 453.07

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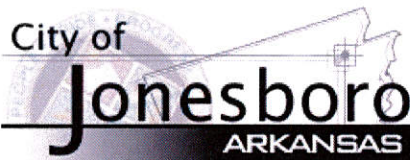
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City of Jonesboro
Engineering Department
Municipal Building
PO Box 1845
300 S. Church
Jonesboro, AR 72403
Phone: (870) 932-2438

January 25, 2019

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: Donna Jackson

RE: Abandonment of Drainage Easement
Twin Oaks Subdivision, Lot 17, Block "A", Jonesboro, Arkansas

Dear Ms. Jackson:

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the north seven and one half (7.5') feet of the fifteen (15') foot drainage easement, parallel to the south property line of Lot 17, Block "A" of Twin Oaks Subdivision, as recorded in the Circuit Clerk's office of Craighead County, Book "C" Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas.

Please call if more information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "CL", is written above the name and title of the City Engineer.

Craig Light, PE, CFM
City Engineer

A handwritten signature in blue ink, appearing to read "Derrel Smith", is written above the name and title of the City Planner.

Derrel Smith
City Planner



SURVEYORS' NOTES:

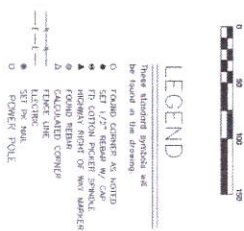
1. BEGINNERS ARE TOLD THAT GOOD BEARINGS CAN BE OBTAINED FROM OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DETERMINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

WE HEREBY CERTIFY THAT WE, THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

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FLOOD INSURANCE NOTE: By greyscale shading only, this property is in ZONE: X
of the Flood Insurance Rate Map, Community Panel No. 990210011002 effective date of 09-17-1991
Exact determinations can only be determined by an Elevation Certificate. Based on the above information, this property is IS NOT in a Special Flood Hazard Area.

SAINT MATTHEW THE EVANGELIST
DEED BOOK 743 @ PAGE 968 & 970



RECORD PLAT

TWIN OAKS SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST,
CRAIGHEAD COUNTY, ARKANSAS

RECORD PLAT



**H&S HIME PROFESSIONAL
SURVEYING SERVICES**

2819 SO. CARAWAY RD., SUITE "D"
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288
hshime_butch@yahoo.com

ADJACENT OWNER CONCURRENCE FORM

DRAINAGE EASEMENT ABANDONMENT REQUEST

I/we have been notified of the PETITION TO VACATE THE NORTH SEVEN AND ONE HALF (7.5') FEET OF A FIFTEEN (15') DRAINAGE EASEMENT as described as follows;

LEGAL DESCRIPTION:

Request to concur with the abandonment of the north seven and one half (7.5') feet of the south fifteen (15') feet drainage easement along the south property line of Lot 17 Block 'A' of Twin Oaks Subdivision in the City of Jonesboro, recorded in the Circuit Clerk's office of Craighead County, Book 'C' Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas, as shown on the attached plat.

And have no objections to the vacation described above.

PROPERTY OWNER NAME AND ADDRESS

LOT 14 - Chris Futrell 2429 Evie Lane Jonesboro AR 72404
LOT 17 - Matt Smith 753 SADI E Lane Jonesboro AR 72404
LOT 1 SARTIN MINOR PLAT - Chris Futrell 2429 Evie Lane Jonesboro AR 72404

Matt Smith 1/28/19
Signature Date

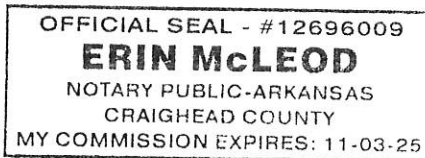
Chris Futrell 1/28/19
Signature Date

Subscribed and sworn to before me this 28 day of January, 2019

(SEAL)

Erin McLeod
NOTARY

Expiration Date: 11-03-25





Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design

AT&T - Arkansas
723 S. Church, Rm. B27
Jonesboro, AR 72401
870.972.7596 Phone
870.972.7558 Fax

August 30, 2018

Anthony Martinez
AT&T - Arkansas
723 S. Church, Rm. B27
Jonesboro, AR 72401

Dear Mr. Wood,

Please see page 2 of this document for approval of abandonment of the drainage easement in question, Re: Lot 17 Block 'A' of Twin Oaks Subdivision in the City of Jonesboro recorded in the Circuit Clerk's office of Craighead County, Book 'C' Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas. Please be aware that this approval will not take effect until a hard copy has been delivered to the City of Jonesboro city clerk (Donna Jackson). The delivery of the hard copy must to be completed by McAlister Engineering, PLLC or an associate of theirs.

Sincerely,

A handwritten signature in black ink, appearing to be "Anthony Martinez", with a long, sweeping horizontal line extending to the right.

Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design



Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design

AT&T - Arkansas
723 S. Church, Rm. B27
Jonesboro, AR 72401
870.972.7596 Phone
870.972.7558 Fax

UTILITY RELEASE FORM

TELECOMMUNICATIONS EASEMENT ABANDONMENT REQUEST

I have been notified of the petition to vacate the following described as follows:

Re: Lot 17 Block 'A' of Twin Oaks Subdivision in the City of Jonesboro recorded in the Circuit Clerk's office of Craighead County, Book 'C' Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas.

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above.
- ☐ No objections to the vacation(s) described above, provided the following described easements are retained.
- ☐ Objections to the vacation(s) described above, reason described below:

Anthony Martinez
Manager-Lead OSP Planning
& Engineering Design

Signature of Utility Company Representative:

Date: August 30, 2018

DRAINAGE RELEASE FORM

DRAINAGE EASEMENT ABANDONMENT REQUEST

I/we have been notified of the petition to vacate the following described as follows:

RE: Request to concur with the abandonment of the north seven and one half (7.5') feet of the south fifteen (15') feet drainage easement along the south property line of Lot 17 Block 'A' of Twin Oaks Subdivision in the City of Jonesboro, recorded in the Circuit Clerk's office of Craighead County, Book 'C' Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas, as shown on the attached plat.

UTILITY COMPANY COMMENTS:

☒

No objections to the vacation(s) described above, with the 10 feet utility easement along the west property line being retained.

☐

No objections to the vacation(s) described above, provided the following described easements are retained.

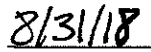
☐

Objections to the vacation(s) described above, reason described below.

COMMENTS



Utility Company Representative Signature
CenterPoint Entergy
401 W. Capitol, Suite 600
Little Rock, AR 72201



Date



Owned by the Citizens of Jonesboro

August 28, 2018

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: Donna Jackson

Re: Drainage Easement Abandonment
Lot 17, Block "A", Twin Oaks Subdivision
City of Jonesboro
Craighead County, Arkansas

Dear Donna:

City Water and Light has no objection with the abandonment of the north seven and one half (7.5') feet of the fifteen (15') foot drainage easement, parallel to the south property line, of Lot 17, Block "A" of Twin Oaks Subdivision, as recorded in the Circuit Clerk's office of Craighead County, Book "C" Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas.

Please call if more information is needed.

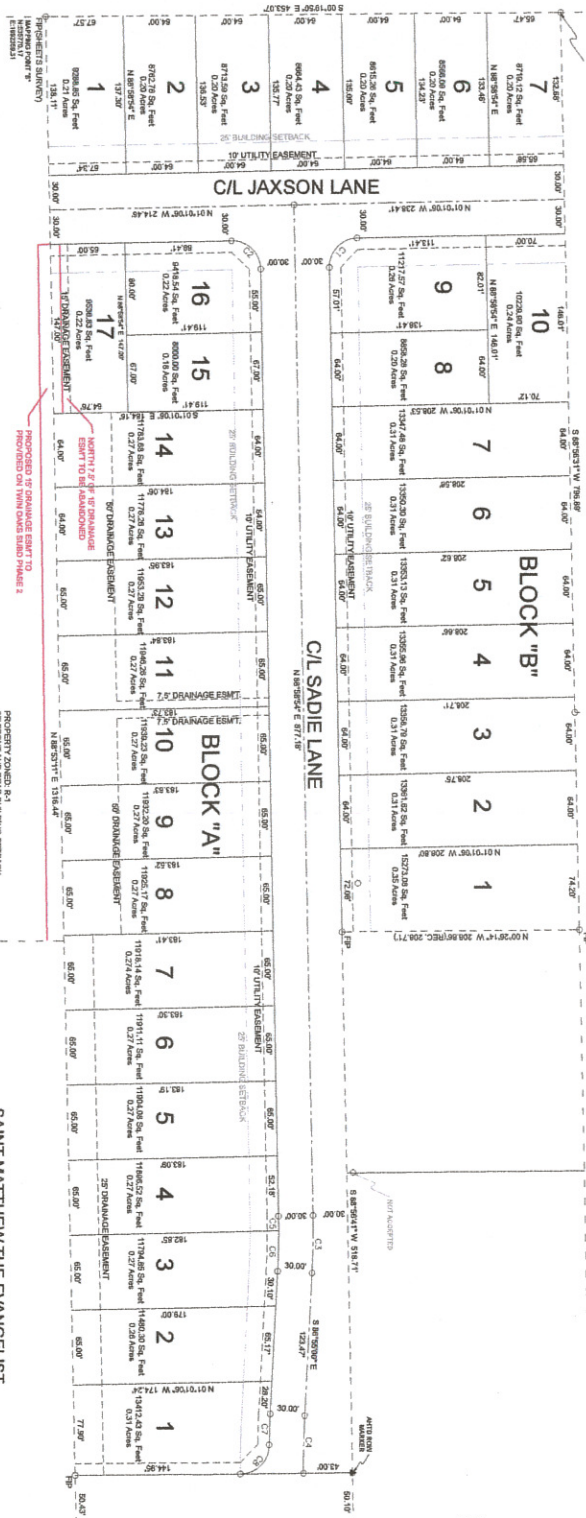
Sincerely,

A handwritten signature in blue ink, appearing to read "Jake Rice, III".

Jake Rice, III, P.E.
Manager, City Water & Light

Enclosure

Cc: Carlos Wood



SAINT MATTHEW THE EVANGELIST
DEED BOOK 743 @ PAGE 968 & 970

[illegible]

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 050110D150C effective date of 09-27-1991. Exact designations can only be determined by an Evaluation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.

WE HEREBY CERTIFY THAT WE, THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DECLARED PAVEMENT, USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENT'S FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

HAS HINE PROFESSIONAL SURVEYING SERVICES
2610 CARAWAY RD. STE. "D"
JONESBORO, ARKANSAS 72401



LEGEND

These standard symbols will be found in the drawing.

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CAP
- ◆ FID COTTON PICKER SPINULE
- ▲ HIGHWAY RIGHT OF WAY MARKER
- ⊙ FOUND REBAR
- △ CALCULATED CORNER
- FENCE LINE
- E — E — ELECTRIC
- SET PK MAIL
- ⊕ POWER POLE

WOODLAND HEIGHTS

WOODLAND HEIGHTS

RECORD PLAT

TWIN OAKS SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST,
CRAIGHEAD COUNTY, ARKANSAS

RECORD PLAT



**H&S HIME PROFESSIONAL
SURVEYING SERVICES**

2819 SO. CARAWAY RD., SUITE "D"
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288
hahime_butch@yahoo.com



Herbert H. Hine

PLS #1142

DRAINAGE RELEASE FORM

DRAINAGE EASEMENT ABANDONMENT REQUEST

I/we have been notified of the petition to vacate the following described as follows:

RE: Request to concur with the abandonment of the north seven and one half (7.5') feet of the south fifteen (15') feet drainage easement along the south property line of Lot 17 Block 'A' of Twin Oakes Subdivision in the City of Jonesboro, recorded in the Circuit Clerk's office of Craighead County, Book 'C' Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas, as shown on the attached plat.

UTILITY COMPANY COMMENTS:

X

No objections to the vacation(s) described above, with the 10 feet utility easement along the west property line being retained.

No objections to the vacation(s) described above, provided the following described easements are retained.

Objections to the vacation(s) described above, reason described below.

COMMENTS

Alice Martin

Utility Company Representative Signature
Alice Martin
Engineering Supervisor
Ritter Communication, Inc.
2400 Ritter Dr.
Jonesboro, AR 72401

8-29-18

Date



CARLOS WOOD, P.E.

ENGINEERING CONSULTANT

148 CR 375

BONO, AR 72416

PHONE/FAX - (870) 972-8335

August 20, 2018

Ritter Communications
2400 Ritter Drive
Jonesboro, AR. 72401

Attn.: Alice Martin
Engineering Supervisor

**RE: Lot 17 Block 'A' of Twin Oaks Subdivision
7.5' Drainage Easement Abandonment Concurrence Letter Request**

Ms Martin,

Please accept this letter as a formal request to concur with the abandonment of the north seven and one half (7.5') feet of the south fifteen (15') feet drainage easement along the south property line of Lot 17 Block 'A' of Twin Oaks Subdivision in the City of Jonesboro, recorded in the Circuit Clerk's office of Craighead County, Book 'C' Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas, as shown on the attached plat.

Please provide a letter to the City Clerk, Donna Jackson, indicating Ritter concurs with the request.

Please reply by letter to Donna Jackson at P.O. Box 1845 Jonesboro, AR 72403 with a hard copy of the letter or by email at djackson@jonesboro.org. Also, please send me a copy to cwood@woodengr.com.

If you have any questions please contact me at (870) 919-3900 or cwood@woodengr.com at your convenience.

Thanks for your assistance.

Sincerely,

CARLOS WOOD, P.E.

DRAINAGE RELEASE FORM

DRAINAGE EASEMENT ABANDONMENT REQUEST

I/we have been notified of the petition to vacate the following described as follows:

RE: Request to concur with the abandonment of the north seven and one half (7.5') feet of the south fifteen (15') feet drainage easement along the south property line of Lot 17 Block 'A' of Twin Oaks Subdivision in the City of Jonesboro, recorded in the Circuit Clerk's office of Craighead County, Book 'C' Page 280 in the Craighead County Courthouse located in Jonesboro, Arkansas, as shown on the attached plat.

UTILITY COMPANY COMMENTS:

☒

No objections to the vacation(s) described above, with the 10 feet utility easement along the west property line being retained.

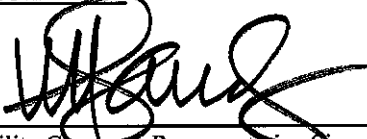
☐

No objections to the vacation(s) described above, provided the following described easements are retained.

☐

Objections to the vacation(s) described above, reason described below.

COMMENTS



Utility Company Representative Signature
Mike Alexander
Altice USA
dba Suddenlink Communications



Date



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #:	ORD-19:007	Version:	1	Name:	REZONING FOR PROPERTY LOCATED ON LOTS 21 AND 22 OF DUDLEY'S SUBDIVISION (FRED STREET) FROM GENERAL COMMERCIAL DISTRICT, C-3 TO MULTI-FAMILY RESIDENTIAL, RM-16 LUO AS REQUESTED BY CARLOS WOOD ON BEHALF OF HAROLD AND LINDA SIMPSON
Type:	Ordinance	Status:			Second Reading
File created:	2/13/2019	In control:			City Council
On agenda:		Final action:			
Title:	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED ON LOTS 21 AND 22 OF DUDLEY'S SUBDIVISION (FRED STREET) FROM GENERAL COMMERCIAL DISTRICT, C-3 TO MULTI-FAMILY RESIDENTIAL, RM-16 LUO AS REQUESTED BY CARLOS WOOD ON BEHALF OF HAROLD AND LINDA SIMPSON				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Summary - Fred Street.pdf Turner-FredSt Rezoning-PLAT.pdf Application.pdf Notification Letter.pdf Rezoning Plat.pdf Turner Rezoning Map.pdf PLack_email_ORD-19-007.pdf PLack_email_02262019_ORD-19-007.pdf				

Date	Ver.	Action By	Action	Result
2/19/2019	1	City Council		

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED ON LOTS 21 AND 22 OF DUDLEY'S SUBDIVISION (FRED STREET) FROM GENERAL COMMERCIAL DISTRICT, C-3 TO MULTI-FAMILY RESIDENTIAL, RM-16 LUO AS REQUESTED BY CARLOS WOOD ON BEHALF OF HAROLD AND LINDA SIMPSON

WHEREAS, Harold Ray Simpson & Linda Y. Simpson, are the owners of the following real estate in Jonesboro, Craighead County, AR, to wit:

LOTS 21 & 22 OF BLOCK 'D' OF DUDLEY'S SUBDIVISION OF A PART OF BLOCKS B,C,D,E,F,G OF DUDLEY'S FIRST SUBDIVISION AS RECORDED IN CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE, BOOK 123, PAGE 150.

WHEREAS, the current zoning classification for the Property is C-3 General Commercial; and

WHEREAS, the owner of the Property has requested that the Property be rezoned to RM-16 Multi-Family District L.U.O Two Duplex Structures; and

WHEREAS, it appears that all applicable laws of the State of Arkansas and the ordinances of the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

SECTION I: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and it hereby is amended so that the Property is zoned from C-3 General Commercial to RM-16 Multi-Family District L.U.O Two Duplex Structures.

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING CONDITIONS:

- A. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
- B. Any deviation of the approved use shall be subject to Planning Commission approval in the future.
- C. A final site plan illustrating compliance with site requirements is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.
- D. This Rezoning has a Limited Use Overlay, which stipulates a maximum two duplex structures.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the Property described hereinabove so that the zoning classification of said Property shall be in accordance with the provisions of this Ordinance.

City of Jonesboro City Council
Staff Report – RZ 19-01: Fred Street – Lots 21 and 22
Municipal Center - 300 S. Church St.
For Consideration by the City Council on February 19, 2019

REQUEST: To consider a rezoning of one tract of land containing 20.44 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 0.33 +/- acres of land located at Fred Street – Lots 21 and 22 Dudley’s Subdivision from C-3 General Commercial District to RM-16 Multi-Family Residential Limited Use Overlay.

APPLICANTS/OWNER: Harold Ray Simpson, P.O. Box 2497, Jonesboro, AR 72402

LOCATION: Fred Street – Lots 21 and 22 Dudley’s Subdivision

SITE DESCRIPTION: **Tract Size:** Approx. 00.33 +/- Acres

STREET FRONTAGE: **Street Frontage:** Around 150 Feet of Fred Street
Topography: Flat
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial – Vacant
South	R-2 Multi Family Low Density – House
East	C-3 General Commercial – House and Vacant Land
West	C-3 General Commercial – Vacant Land and R-2 Multi- Family Low Density

HISTORY: Undeveloped

ZONING ANALYSIS

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP

The Current/Future Land Use Map recommends this location as both High Intensity Growth Sector and Overlay District. The land is equally divided between the two sectors.

A wider mix of land uses is appropriate in the **high intensity sector and overlay area**. Control of traffic is probably the most important consideration in this sector. A wide range of land uses is

appropriate in the **high intensity zone**, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in area where sewer service is readily available and transportation facilities are equipped to handle the traffic. The Land Use Plan recommends no more than 14 dwelling units per acre for high intensity growth sectors.

Typical Land Uses:

- Regional shopping centers
- Automotive dealerships
- Outdoor display retail
- Fast food restaurants
- Multi-family
- Service stations
- Commercial and office
- Call centers
- Research and development
- Medical
- Banks
- Big box commercial
- Hotel

The **Overlay Corridors** are the main entryways into the City of Jonesboro. These access points define how people perceive the City of Jonesboro when coming into the City. The Purpose of the Overlay District is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design stands for developments, and provide effective land use planning and facilitate traffic flow.

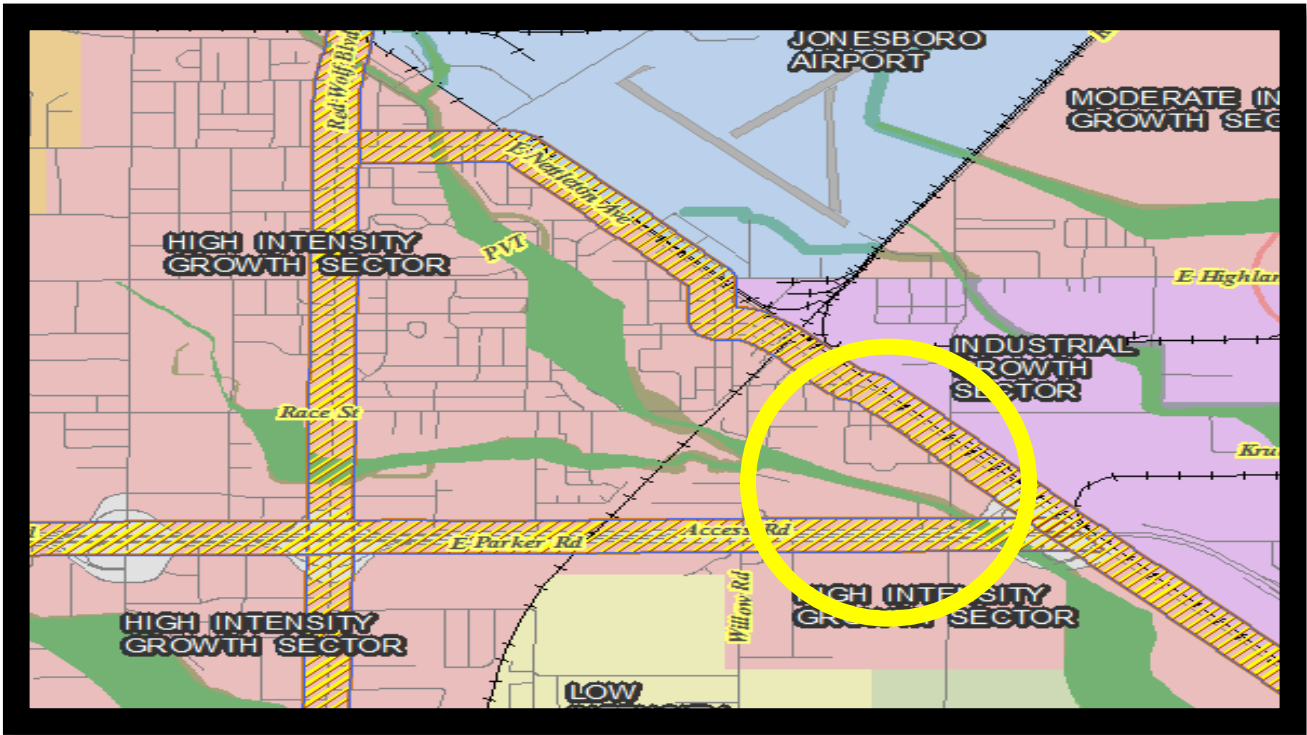
In the **Overlay Areas**, these overlay areas will run along the listed streets and shall be adjacent to the streets for a distance of 300 feet from the street right-of-way. In addition to the requirements, the property inside the overlay, corridors will be required to add additional landscape. All area will be required to have front, rear, and side buffer yards. Front shall be 25" grass vegetative buffer. Side yards shall be 10' grass vegetative buffer. Rear yards shall be 10' grass vegetative buffer, and exterior side yards shall be 15" of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree species to be planted with thin there corridors should be consist of plants that are native to the area. The Landscape Ordinance describes these.

If Signage is required, monument signs shall be the only type of signage allowed off the buildings in the Overlay District. Please refer to the Land Use Plan for regulations on all Sign Requirements.

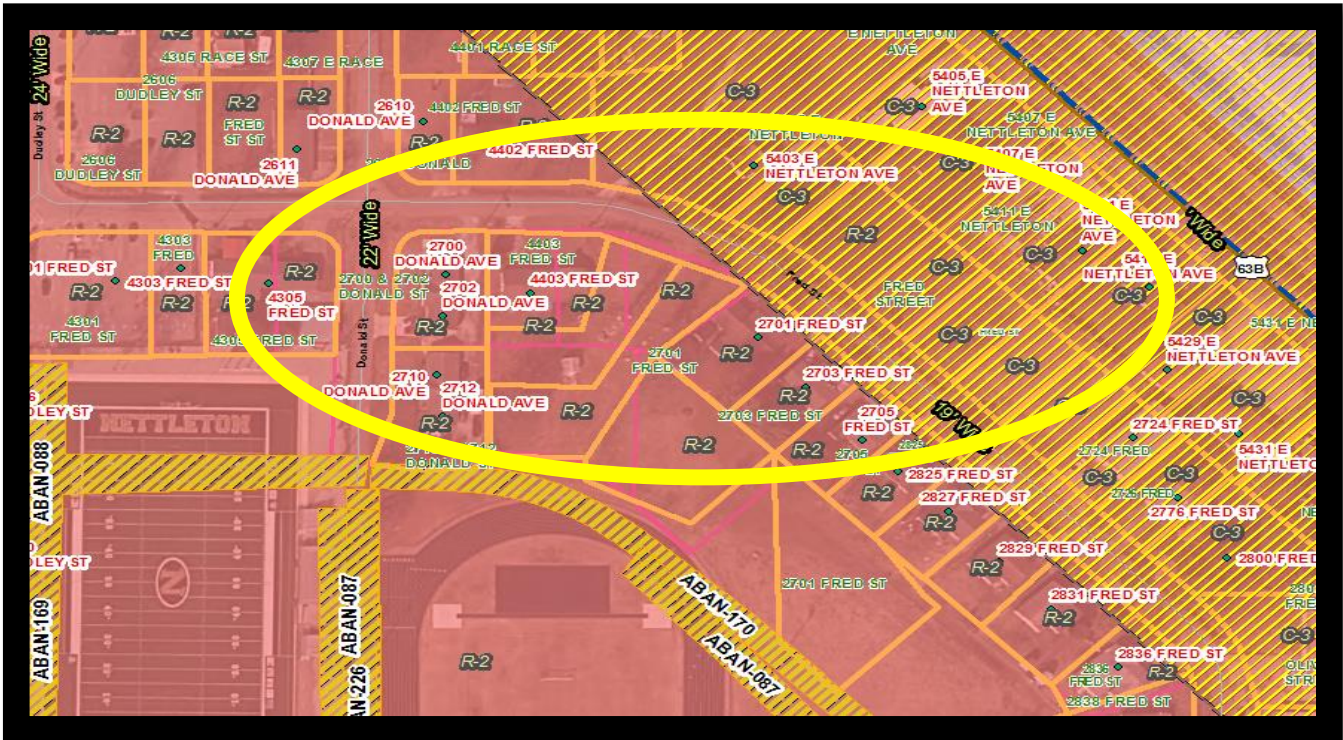
The Design Requirements within the Overlay District with all new buildings shall be required to have exterior features of at least 80% brick, wood or stone. Please refer to the Land Use Plan for regulations on the Design Requirements.

MASTER STREET PLAN/TRANSPORTATION

Fred Street serves the subject site. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map



Aerial/Land Use Map









Aerial View



APPROVAL CRITERIA- CHAPTER 117 – AMENDMENTS

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	This area is classified as both High Intensity Growth Sector and Overlay Corridor. At its highest density, the Land Use Plan only recommends up to 14 dwelling units per acre.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The area surrounding already has a variety of single-family houses, duplexes, multi-family and commercial development. The developer wants to construct two duplexes on this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Multi-Family is suitable for Moderate and High Intensity Growth Sectors. Density should be reduced to no more than 14 units per acre. This is commercial would have to be rezoned to add duplexes.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property.	Minimal impact if rezoned.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.	Minimal impact if rezoned.	

STAFF FINDINGS

APPLICANT'S PURPOSE

The applicant would like to rezone this property so they can build two duplexes on this development.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 Multi-Family Residential:

RM-16 Multi-Family Residential District: This residential multifamily classification allows 16 units per net acre. All form of units are allowed in this district including duplexes, triplexes, quads, and higher.

DEPARTMENTAL/AGENCY REVIEWS

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON FEBRUARY 12, 2019

Carlos Wood of Wood Engineering on behalf of Harold Ray Simpson is requesting MAPC approval for a Rezoning from C-3 General Commercial District to RM-16 Residential Multi-family classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .33 Acres +/- of land located on Fred Street - lots 21 and 22 of Dudley's Subdivision.

APPLICANT: Mr. Carlos Wood said we are asking these two lots to be rezoned to R-2. We will file a Replat and merge these two lots into one. We are asking for RM-16, the reason for that is the square footage of the lots gives us the required measurements.

Owners want to build two duplexes total four units on these lots.

STAFF: Mr. Derrel Smith said this site meets all the five of the six requirements that are on the zoning checklist. We would recommend that we approve the rezoning. The following stipulations will apply:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.**
- 2. Any change of use shall be subject to Planning Commission approval in the future.**
- 3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.**
- 4. This Rezoning has a Limited Use Overlay, which stipulates they can only build two duplex structures on the lots.**

BOARD: Mr. Lonnie Roberts asked if there are any public comments.

CITIZEN: Jerry & Maxine Stevens said they own property adjacent to these lots. They only have one concern that is drainage issues. As the property currently has flooding problems. They said would this increase drainage issues on to their lot?

STAFF: Mr. Michael Morris, City Engineer said it will have its own stormwater management would be required. They will have to do a detention pond.

BOARD: Mr. Lonnie Roberts asked if there are any more public comments.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 19-01, as submitted, to the City Council with the stipulations that were read by the Planning Department:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.**
- 2. Any change of use shall be subject to Planning Commission approval in the future.**
- 3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.**
- 4. This Rezoning has a Limited Use Overlay, which stipulates they can only build two duplex structures on the lots.**

The MAPC find to rezone property from “C-3” General Commercial District to a “RM-16” Residential Multi Family Classification District 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher Limited Use Overlay for two duplexes only for the .33 +/- acres of land. Motion was seconded by Mr. Jim Scurlock.

Roll Call Vote: 7-0, Aye’s: Jim Scurlock,; Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the City Council decide to approve based on the above observations and criteria of Case RZ 19-01, a request to rezone property from C-3 General Commercial District to RM-16 Multi-Family Residential District Limited Use Overlay, subject to final site plan approval by the MAPC and the following conditions:

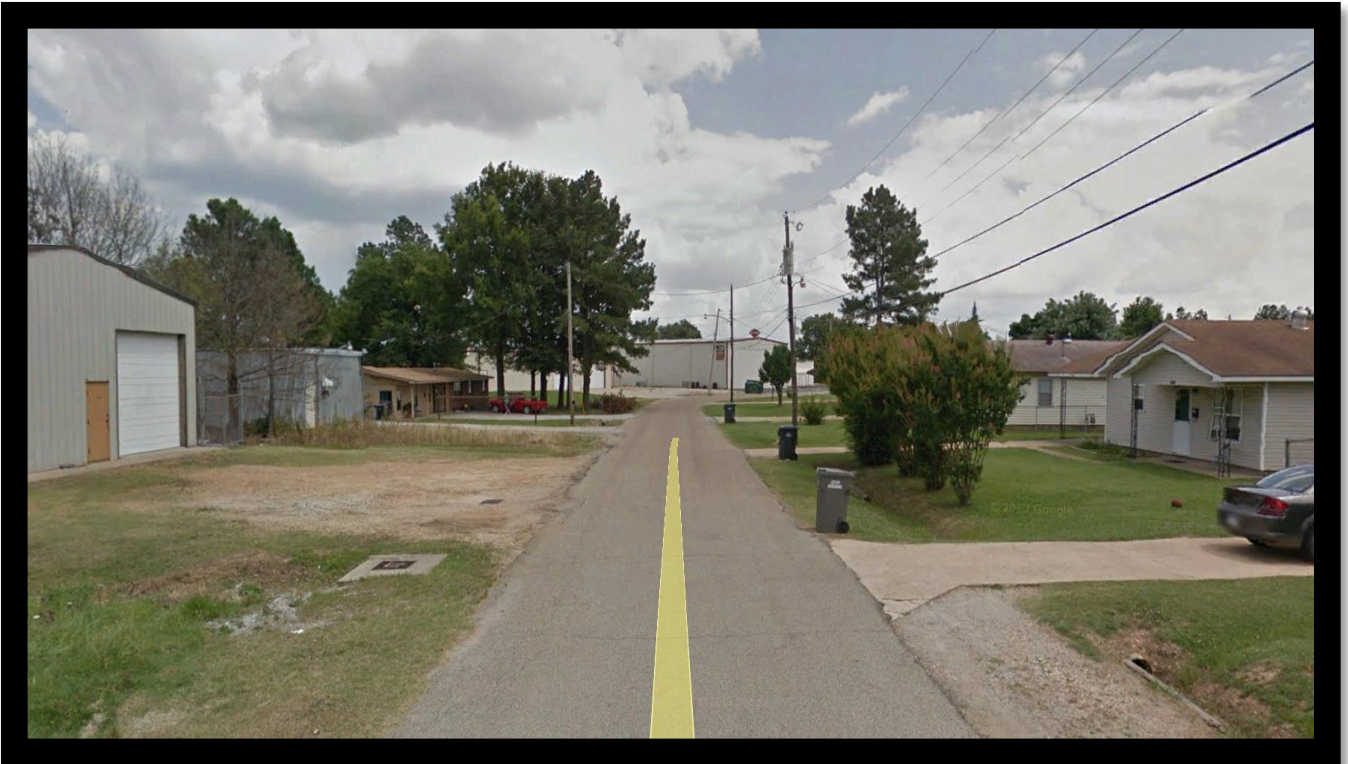
- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
- 2. Any change of use shall be subject to Planning Commission approval in the future.
- 3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.
- 4. This Rezoning has a Limited Use Overlay, which stipulates they can only build two duplex structures on the lots.

Respectfully Submitted for City Council Consideration,
The Planning Department

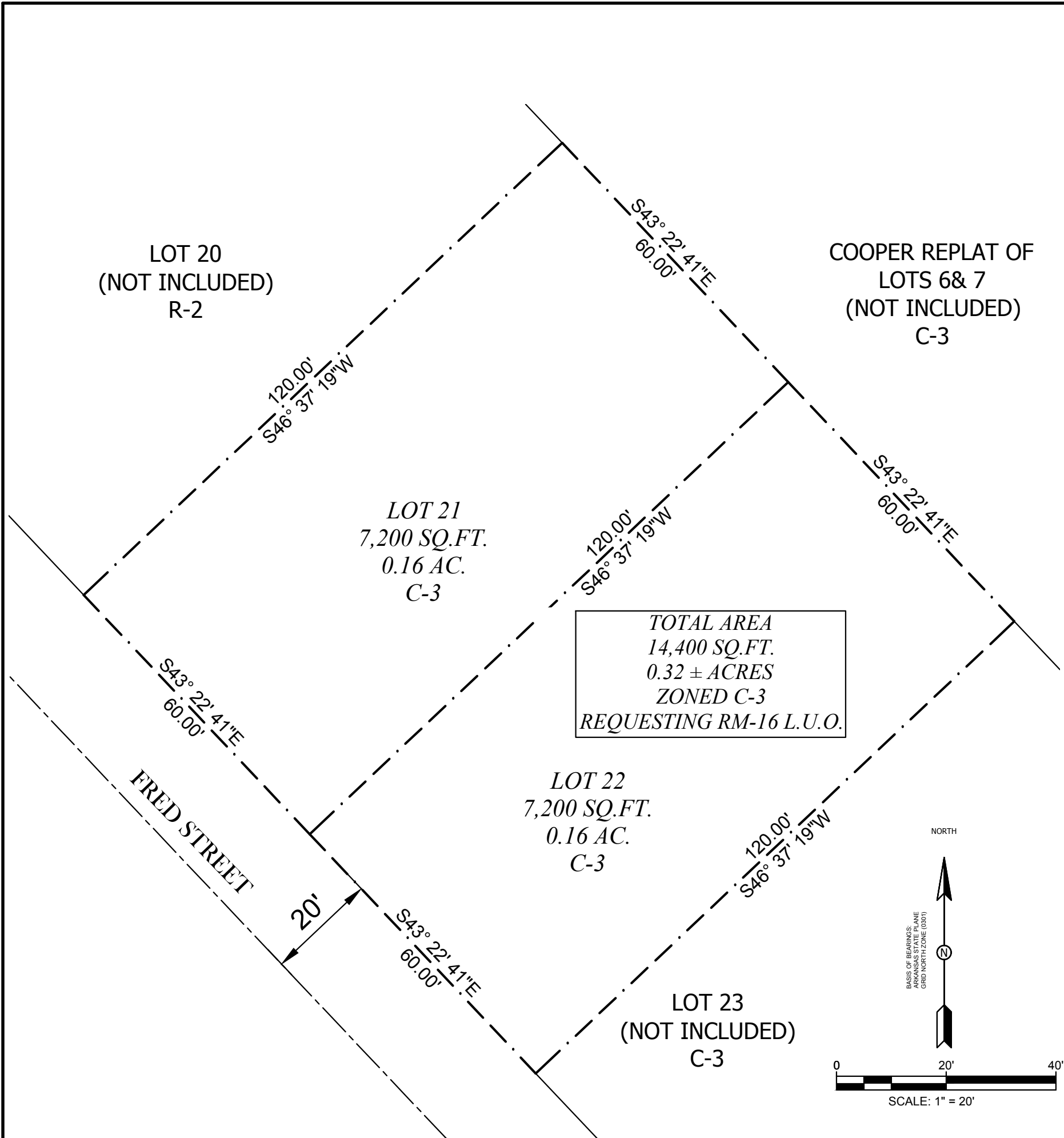
Sample Motion

I move that we place Case: RZ 19-01 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from C-3 General Commercial District to RM-16 Multi-Family Residential District Limited Use Overlay, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the Planning Department in the future.



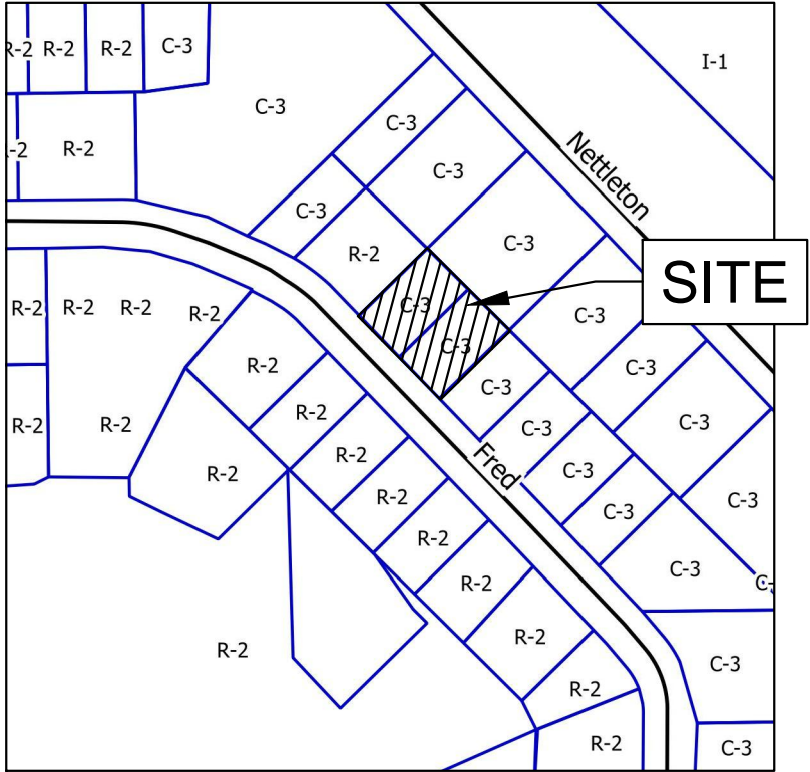
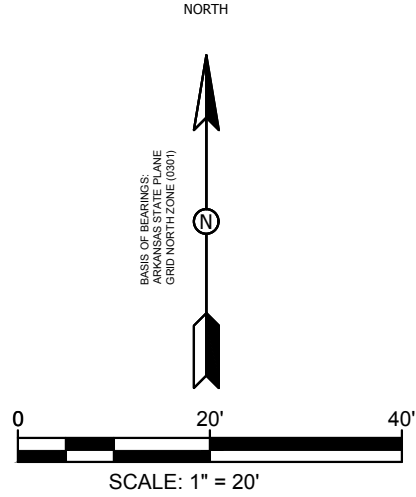






TOTAL AREA
14,400 SQ.FT.
0.32 ± ACRES
ZONED C-3
REQUESTING RM-16 L.U.O.

COOPER REPLAT OF
LOTS 6 & 7
(NOT INCLUDED)
C-3



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION:
LOTS 21 & 22 OF BLOCK 'D' OF DUDLEY'S SUBDIVISION OF A PART
OF BLOCKS B,C,D,E,F,G OF DUDLEY'S FIRST SUBDIVISION AS
RECORDED IN CRAIGHEAD COUNTY COURTHOUSE CIRCUIT
CLERK'S OFFICE, BOOK '123', PAGE '150'.

HAVING AN AREA OF 14,400 SQ.FT. OR 0.32 ACRE MORE OR LESS.



BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

REZONING REQUEST: C-3 REQUESTING RM-16 L.U.O.
LOTS 21 & 22 BLOCK 'D' OF DUDLEY'S SUBDIVISION OF A PART OF
BLOCKS B,C,D,E,F,G OF DUDLEY'S FIRST SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

DATE: 1/16/19
REV:

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 974-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM

B W A



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

Case Number:

1/17/19
BZ 19-01

LOCATION:

Site Address: Fred Street - Lots 21 & 22 Dudley's Subdivision

Side of Street: NE between Oliver and Donald

Quarter: NE of SE Section: 27 Township: 14 N Range: 4 E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: C-3 Proposed Zoning: RM-16 L.U.O.

Size of site (square feet and acres): 14,400 sqft, 0.33 ac Street frontage (feet): 120

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Asphalt

Does public water serve the site? Yes

If not, how would water service be provided?

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided?

Use of adjoining properties:

North Residential

South Vacant

East Commercial

West Residential

Physical characteristics of the site: Vacant lots

Characteristics of the neighborhood: Residential along Fred Street.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it? C-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To construct two residential duplexes.
- (3). If rezoned, how would the property be developed and used? Replat into one lot with two duplex structures.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Four units (two structures)
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community? It would be residential.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Residential north and west across the street.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? C-3 does not allow residential.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. ☐ Residential appearance and use.
- (10). How long has the property remained vacant? Unknown
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? None expected.
- (12). If the rezoning is approved, when would development or redevelopment begin? Immediately
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. Two duplex structures.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Harold Ray Simpson
Address: PO Box 2497
City, State: Jonesboro ZIP 72402
Telephone: 870-219-6185
Facsimile: _____
Signature: Harold Ray Simpson

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: Same
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

Deed: Please attach a copy of the deed for the subject property.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING PROCESS

City of Jonesboro

Property Owner Notification

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center located at 300 South Church Street. The meeting will be held in the City Council Chambers located on the 1st floor in the Municipal Center. The meeting will be:

February 12, 2019

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Harold Ray Simpson

DATE OF THE MEETING: February 12, 2019

SUBJECT PROPERTY ADDRESS: Fred Street

DECRPTION OF REZONING REQUESTED: Requesting to be rezoned to RM-16 L.U.O. to
construct two duplexes.

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me for the Rezoning, unless so written by me to the Commission.

Printed Name of Adjacent Property Owner

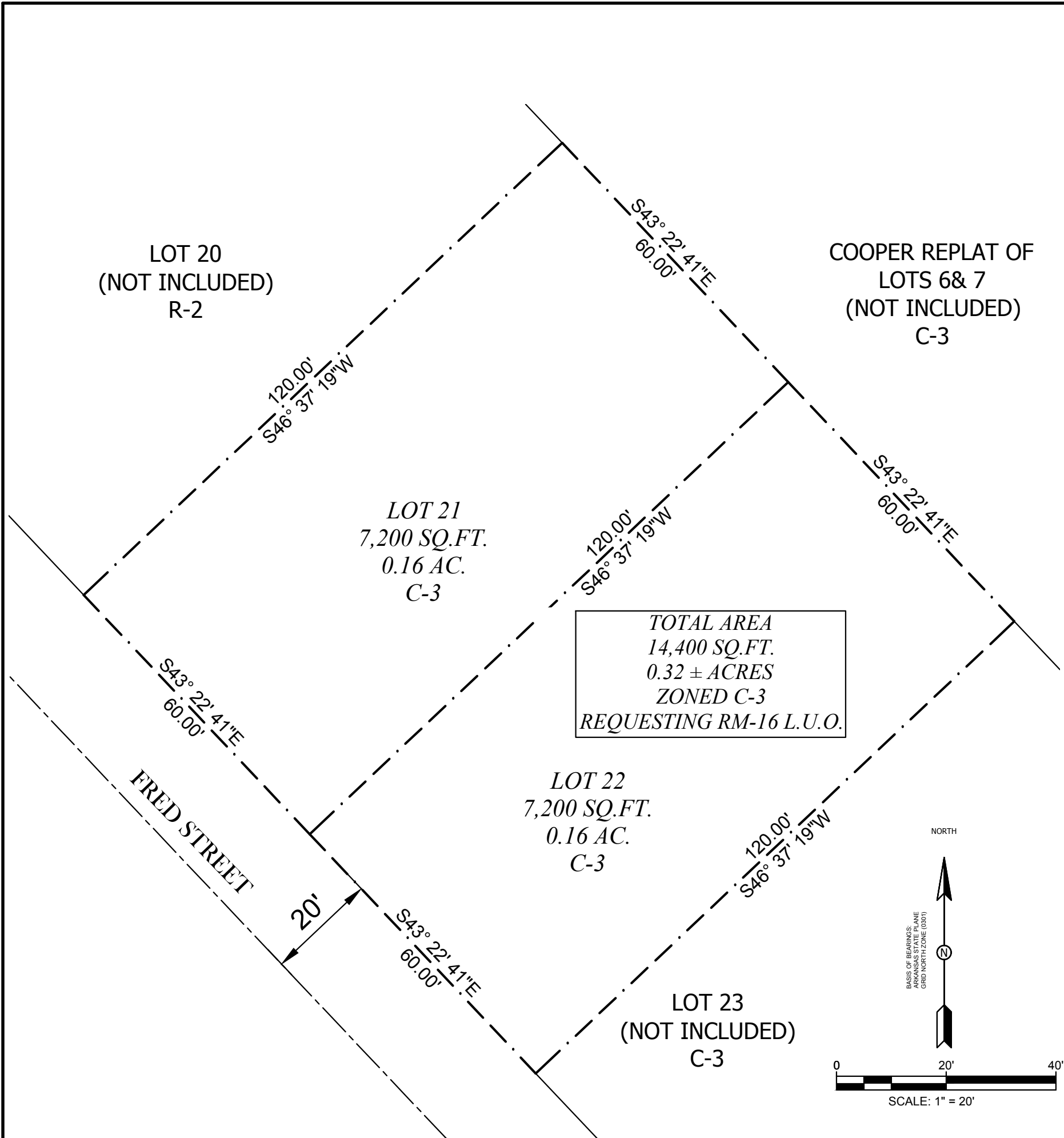
(Signature)

Date

Address

Phone Number

***If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning and Zoning Department at 300 South Church Street, or by calling 870 – 932 – 0406. Our office is open between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

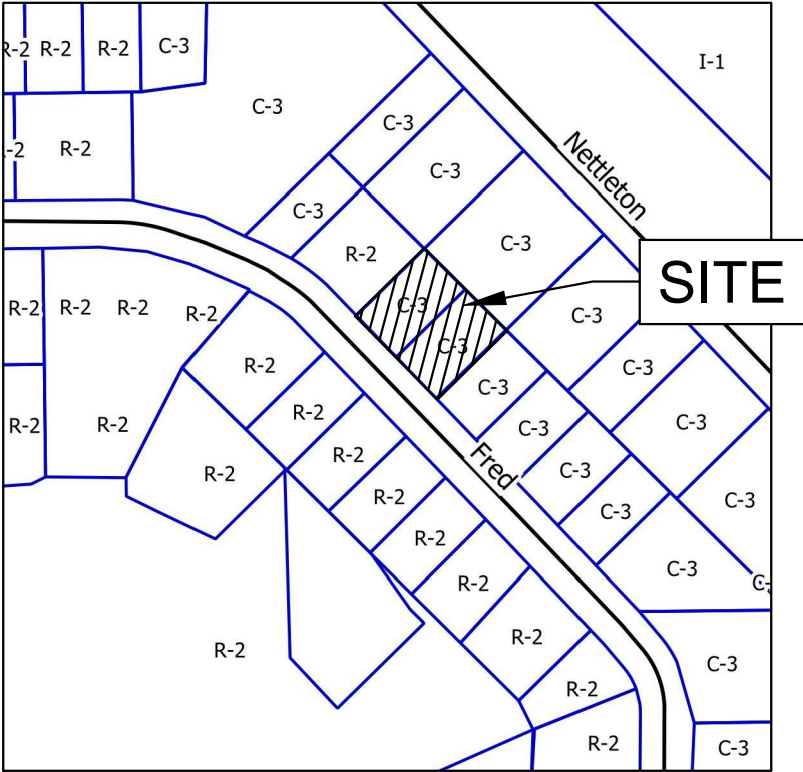
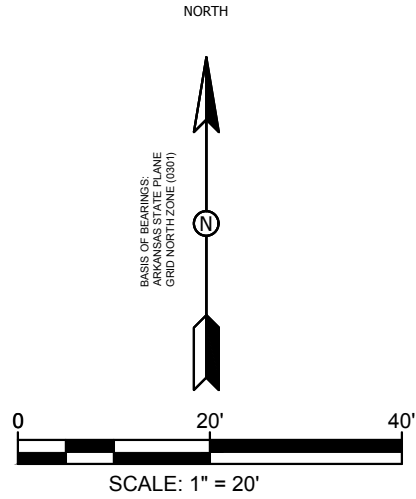


COOPER REPLAT OF
LOTS 6 & 7
(NOT INCLUDED)
C-3

TOTAL AREA
14,400 SQ.FT.
0.32 ± ACRES
ZONED C-3
REQUESTING RM-16 L.U.O.

LOT 22
7,200 SQ.FT.
0.16 AC.
C-3

LOT 23
(NOT INCLUDED)
C-3



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION:
LOTS 21 & 22 OF BLOCK 'D' OF DUDLEY'S SUBDIVISION OF A PART
OF BLOCKS B,C,D,E,F,G OF DUDLEY'S FIRST SUBDIVISION AS
RECORDED IN CRAIGHEAD COUNTY COURTHOUSE CIRCUIT
CLERK'S OFFICE, BOOK '123', PAGE '150'.

HAVING AN AREA OF 14,400 SQ.FT. OR 0.32 ACRE MORE OR LESS.



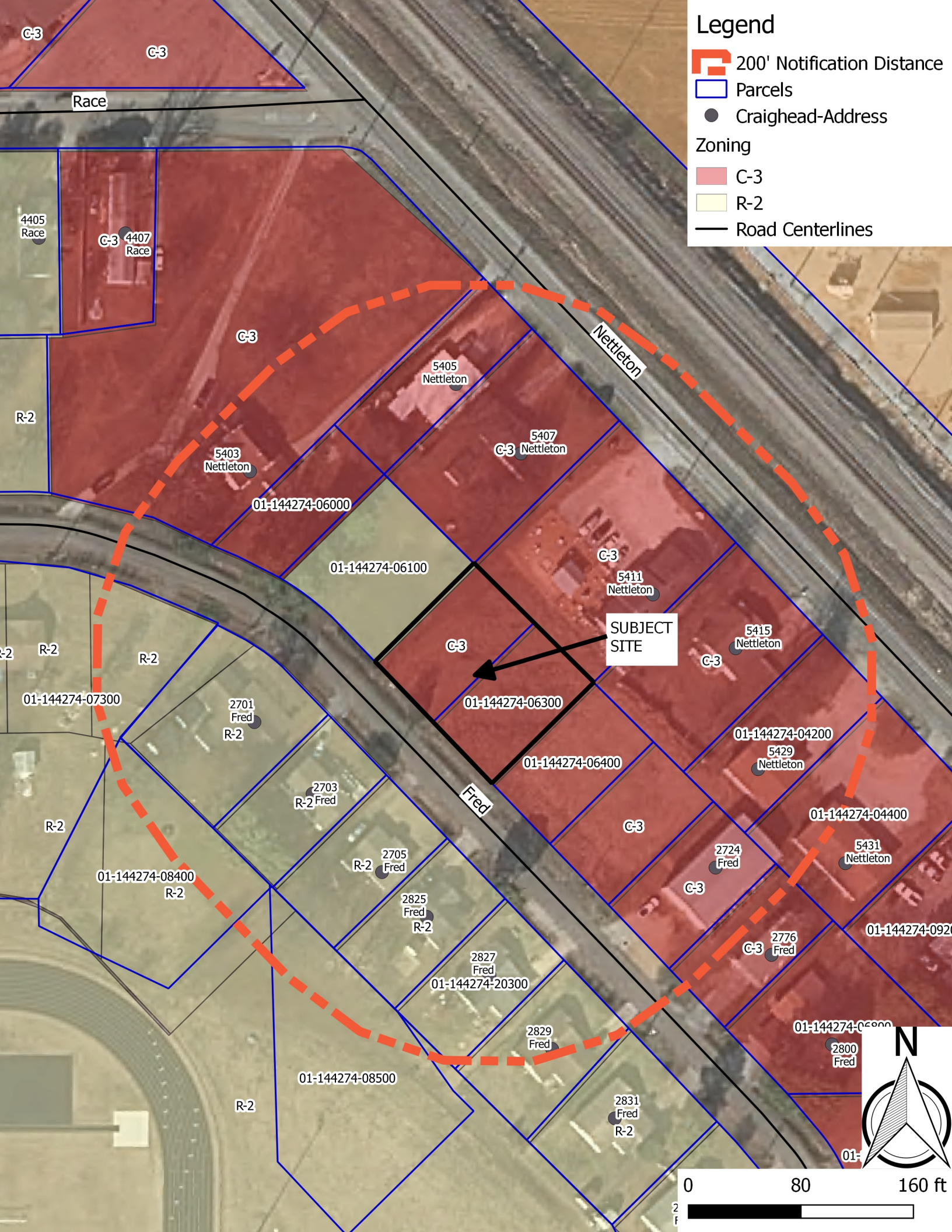
BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

REZONING REQUEST: C-3 REQUESTING RM-16 L.U.O.
LOTS 21 & 22 BLOCK 'D' OF DUDLEY'S SUBDIVISION OF A PART OF
BLOCKS B,C,D,E,F,G OF DUDLEY'S FIRST SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

DATE: 1/16/19
REV:

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 974-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



Legend


 200' Notification Distance


 Parcels

 Craighead-Address

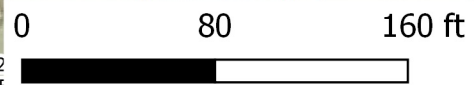
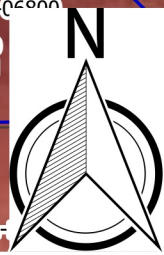
Zoning

 C-3

 R-2

 Road Centerlines

SUBJECT
SITE



From: Patti Lack <pglack@suddenlink.net>

Sent: Monday, February 18, 2019 8:40 AM

To: Derrel Smith <derrel.smith@jonesboro.org>; John Street <jwstreet@sbcglobal.net>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>; clgrehabman@yahoo.com; Ann Williams <edgecoffeehouse@hotmail.com>; chrismooreplumbing@yahoo.com; Charles Coleman <crcjab@sbcglobal.net>; Gene Vance <GVance@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>; Harold Perrin <HPerrin@jonesboro.org>

Cc: Donna Jackson <DJackson@jonesboro.org>

Subject: Ordinance 19:007

Good Morning! Happy President's Day!

Last week at the MAPC meeting (2/12/19), there was a rezoning request (RZ-19-01) that was passed. This will be Ordinance 10:007, on the City Council agenda tomorrow for the first reading. The Ordinance is requesting to change the boundaries for property located on lots 21 and 22 of Dudley's Subdivision from General commercial district C-3 to multi-family residential RM-16 LUO.

During the MAPC meeting when the members were hearing this request, there was NO mention of whether the Nettleton School District had any objections. I emailed Derrel Smith and he replied that Nettleton School has been notified. They have not replied back at this time.

I don't know why a reply was not and has not be received, as of today. It does not appear on legistar.

I do know that you all were asked by Mr. Dunivan last year, to hold off on approving any more apartments in their school district.

Whether it's 2 duplexes or 222 apartments. I hope you consider this request tomorrow.

For this not to be questioned again, Derrel Smith could add "Impact to Schools" to the MAPC's "Approval Criteria-Chapter 117- Amendments". It could be added to section (f) or add a letter (g) to this checklist. OR, add Schools to the Departmental/Agency reviews. This would help to indicate, without a doubt, if there are any objections to rezoning requests from our schools.

I hope you all wait to hear from Mr. Dunivan, by letter or by calling, before you approve this Ordinance.

Thank you

Patti Lack

jonesboro.legistar.com



STAFF FINDINGS

APPLICANT'S PURPOSE

The applicant would like to rezone this property so they can build two duplexes on this development.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 Multi-Family Residential

RM-16 Multi-Family Residential District: This residential multifamily classification allows 16 units per acre. All form of units are allowed in this district including duplexes, triplexes, quads, and higher.

DEPARTMENTAL/AGENCY REVIEWS







The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	



APPROVAL CRITERIA- CHAPTER 117 – AMENDMENTS

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	This area is classified as both High Intensity Growth Sector and Overlay Corridor. At its highest density, the Land Use Plan only recommends up to 14 dwelling units per acre.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The area surrounding already has a variety of single-family houses, duplexes, multi-family and commercial development. The developer wants to construct two duplexes on this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Multi-Family is suitable for Moderate and High Intensity Growth Sectors. Density should be reduced to no more than 14 units per acre. This is commercial would have to be rezoned to add duplexes.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property.	Minimal impact if rezoned.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.	Minimal impact if rezoned.	

Sent from my iPhone

-----Original Message-----

From: Patti Lack <pglack@suddenlink.net>

Sent: Tuesday, February 26, 2019 8:51 PM

To: John Street <jwstreet@sbcglobal.net>; Mitch Johnson <johnsons3@suddenlink.net>; Larry Bryant <LJ@ljbryant.com>; Joe Hafner <Joeforjonesboro@gmail.com>; Bobby Long <blongjcc@gmail.com>; David McClain <DMcClain@jonesboro.org>; Charles Frierson <cdfrierson3@hotmail.com>; Gene Vance <GVance@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; Ann Williams <edgecoffeehouse@hotmail.com>; chrismooreplumbing@yahoo.com; clgrehabman@yahoo.com

Cc: Donna Jackson <DJackson@jonesboro.org>

Subject: Ordinance 19:007

Hello,

Last week during the City Council meeting, I told all of you that during the MAPC meeting, there was no mention of whether the Nettleton School District approved or disapproved of Ordinance 19:007. This Ordinance is requesting a rezoning from General Commercial District, C-3 to Multi-family, RM-16 LUO. They would like to build 2 duplexes.

Since last week, my attempts to speak with Mr. Dunivan, Nettleton Public Schools Superintendent, have been unsuccessful.

Knowing that Mr. Dunivan asked all of you to NOT approve any more multi-family units in his school district- whether 2 duplexes or 220 units, I urge you to vote no on Ordinance 19:007. It might be nice if there were houses on this property. The only ones that will benefit from approving this Ordinance is the property owners and the builder. I hope you honor Mr. Dunivan's request.

I urge all of you to go out to see this property. It is behind the Harley Davidson business on Fred Street. This property is surrounded only by small, older homes. There is a metal building right beside this property. But there are no other apartments or duplexes near this property.

Thank you,
Patti Lack



Legislation Details (With Text)

File #:	ORD-19:002	Version:	1	Name:	AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD
Type:	Ordinance	Status:		Status:	Third Reading
File created:	1/17/2019	In control:		In control:	Public Works Council Committee
On agenda:		Final action:		Final action:	
Title:	AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD				
Sponsors:	Engineering				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
2/19/2019	1	City Council		
2/5/2019	1	Public Works Council Committee		

AN ORDINANCE AMENDING THE MEMBERSHIP OF THE STORMWATER MANAGEMENT BOARD

WHEREAS, ORD-07:50 established the Stormwater Management Board and set the membership of that board to include a specific number of technical and lay members;

WHEREAS, the President of the Northeast Arkansas Home Builders Association has, historically, been appointed by the City Council to serve as a technical member of that board;

WHEREAS, the term of office for the President of the Northeast Arkansas Home Builders Association is two years and the appointment to the Stormwater Management Board is three years; and,

WHEREAS, this discrepancy causes confusion in appointments and terms of service to the Stormwater Management Board.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The membership of the Stormwater Management Board is amended to permanently fill one technical position of the board with the President of the Northeast Arkansas Home Builders Association, by title.



Legislation Details (With Text)

File #:	ORD-19:003	Version:	1	Name:	REPEAL AND REPLACE ORDINANCE 1639 WHICH ESTABLISHED THE AUDITORIUM COMMISSION AND PROVIDED FOR THE RESPONSIBILITIES AND DUTIES OF COMMISSIONERS
Type:	Ordinance	Status:			Third Reading
File created:	1/23/2019	In control:			Finance & Administration Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE 1639 WHICH ESTABLISHED THE AUDITORIUM COMMISSION AND PROVIDED FOR THE RESPONSIBILITIES AND DUTIES OF COMMISSIONERS				
Sponsors:	Mayor's Office				
Indexes:					
Code sections:					
Attachments:	MOU Auditorium Commission				

Date	Ver.	Action By	Action	Result
2/19/2019	1	City Council		
2/5/2019	1	City Council	Held at one reading	
1/29/2019	1	Finance & Administration Council Committee	Recommended to Council	Pass

AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE 1639 WHICH ESTABLISHED THE AUDITORIUM COMMISSION AND PROVIDED FOR THE RESPONSIBILITIES AND DUTIES OF COMMISSIONERS

WHEREAS, an Auditorium Commission was established by Ordinance 1639 in 1978 and the number of commissioners and duties and responsibilities were established at that time; and

WHEREAS, the City Council of the City of Jonesboro, Arkansas desires to update and clarify the duties and responsibilities of the Commissioners and add two more seats to the Auditorium Commission.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION ONE: That Ordinance 1639 shall hereby be repealed and replaced with the following:

1. There is hereby created an Auditorium Commission to be composed of nine (9) members who shall be citizens of the City of Jonesboro and qualified electors of the municipality. The Commissioners shall be appointed by the Mayor and confirmed by a majority vote of the City Council. Commissioners

appointed by the Mayor and approved by the City Council shall each be appointed to a term of five (5) years.

2. Commission members appointed under the provisions of this ordinance may be removed for cause upon a two-thirds vote of the duly elected and qualified members of the City Council.
3. The Commissioners shall make recommendations on capital improvements, renovations, and maintenance of the Forum properties. Commissioners shall also make recommendations on the types of events to be held at the Forum.
4. The Commissioners shall have authority to adopt such rules and regulations as they may deem necessary and expedient for the proper operations and management of the Forum and shall have authority to alter, change, or amend such rules and regulations at their discretion.
5. The Commissioners shall keep minutes of all meetings and provide them along with a quarterly report to the Mayor and City Council, reporting in full on all operations, including an account of receipts and disbursements. Commissioners shall furnish such other reports, data, and information as may be requested by the Mayor and City Council in a timely manner.
6. The Commissioners shall make recommendations for an annual capital expenditure and maintenance plan. The Mayor and City Council may appropriate funds from the general revenues of the City to be placed in the Auditorium Fund if deemed necessary for use in managing, operating, repairing, maintenance, and capital improvements of the Forum.

SECTION TWO: All ordinances and/or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION THREE: The provisions of this ordinance are hereby declared to be separable, and if any section, phrase, or provision of this ordinance for any reason is declared to be invalid, such declaration shall not effect the validity of the remainder of the sections, phrases, or provisions.

Memorandum of Understanding Between the
Auditorium Commission and Foundation of Arts for Northeast Arkansas, Inc.

Whereas, the City of Jonesboro, hereinafter referred to as City, is the owner of the Municipal Auditorium, hereinafter referred to as the Forum; and

Whereas, the Auditorium Commission, hereinafter referred to as the Commission, has the authority to encourage, organize, schedule, sponsor, and promote cultural and performing arts events and activities at the Forum; and

Whereas, the Commission wishes to take advantage of the qualified personnel employed by the FOA and the advice and assistance of the FOA in the identification, scheduling, and offering of programs, performances, and other events and activities at the Forum; and

Whereas, this agreement will help to avoid duplication of expenditures of funds and efforts in the furtherance of the operation and the utilization of the Forum;

Now, therefore, in consideration of the terms and conditions set forth herein the Commission and the FOA do mutually agree as follows:

FOA agrees:

1. To employ the necessary staff who shall possess the qualifications and experience for the performance of the duties and responsibilities identified herein. Said staff shall not be employees of the Commission or the City;
2. To schedule such performances, presentations, events, and other activities or groups desiring to use the Forum;
3. To supervise operations, minor maintenance, and management of the Forum within prescribed Commission channels and procedures;
4. To enforce and carry out the operating policies, fee schedules, and other contracts or agreements, ordinances, policies, procedures, or directives applicable to the Forum and its use, management, operation, and maintenance. Forum rental agreements, operating policies, and fee schedules will be set in a fair and equitable manner to encourage maximum use of the Forum by the entire community. Said items will be adopted by the FOA and approved by the Commission.
5. To co-ordinate Forum event and activity planning and scheduling with Commission and other local organizations concerned with the performing arts;

6. To assist in promotion of the use of the Forum;
7. To assist in preparation of applications, proposals, and similar documents seeking financial or other assistance from government or non-governmental sources;
8. To comply with city ordinances, resolutions, and procedures in the performance of this agreement;
9. To prepare a quarterly report and provide a management summary, financial statements, and such other information as may be requested by the Commission or the City in relation to the Forum and its use, attendance, operation, and management;
10. To assist in preparation of the Commission's budget for the Forum;
11. To co-operate with the Commission in any matters pertaining to the Forum or the overall performing arts program within the state and local area;
12. To report to and receive direction from the Commission regarding any physical plant or maintenance items;
13. To comply with all applicable federal and state laws;
14. To maintain adequate records of all activities at the Forum and all expenses incurred by the FOA in its operation of the Forum. These records shall be available for Commission or City examination, audit, and copying at all reasonable times and places;
15. To promptly report to the Commission any furniture, fixtures, or grounds which are damaged, in disrepair, in need of maintenance, unsafe, or potentially hazardous;
16. To provide custodial personnel and services for the Forum facility as required to meet good housekeeping standards. To supply all necessary custodial supplies and equipment as needed for housekeeping purposes;
17. To be responsible for reporting minor maintenance needs of the Forum, to the City's Facilities Director.;
18. To hold harmless and indemnify the Commission and City from any and all liability, causes of action, damages, judgments, costs, charges, or expenses arising through the misfeasance and/or malfeasance of the FOA or their staff in performing duties and responsibilities under the terms of this agreement.

Commission agrees:

1. To be responsible for making recommendations to the City for major maintenance and repairs to the building, mechanical equipment, roof, and exterior walls;
2. To act on all requests and approve all agreements, policies, and schedules provided by the FOA in a timely manner.

Both parties agree:

1. That this agreement may be changed or amended from time to time upon the mutual consent of the parties hereto. Any such changes, alterations, or modifications shall be incorporated into written amendments to this agreement;
2. That this agreement may be terminated by either of the parties hereto by providing thirty (30) days prior written notice to the other for cause or breach of the agreement. Further the agreement may be terminated by either of the parties hereto without cause by providing six (6) months written notice to the other party.
3. That this agreement shall commence on _____ and shall remain in effect until _____.

Date _____

Commission _____ on behalf of the Auditorium

Jonesboro, AR 72401

Date _____

Arts for Northeast Arkansas, Inc. _____ on behalf of the Foundation of

Jonesboro, AR 72401