



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Council Agenda City Council

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Tuesday, January 19, 2016

5:30 PM

Municipal Center

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### PUBLIC SAFETY COMMITTEE MEETING AT 5:00 P.M.

*Council Chambers, Municipal Center*

#### 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

[COM-15:079](#) Mayor Perrin will present a proclamation to ASU Women's Volleyball

**Sponsors:** Mayor's Office

#### 5. CONSENT AGENDA

*All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.*

[MIN-16:003](#) Minutes for the City Council meeting on January 5, 2016

**Attachments:** [Minutes](#)

[RES-15:168](#) A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH NEIL AND MARY STALLINGS PARK, LLC

**Sponsors:** Mayor's Office

**Attachments:** [Memorandum of Lease.03](#)  
[lease agreement.04](#)

**Legislative History**

1/5/16	Finance & Administration Council Committee	Recommended to Council
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[RES-15:172](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT CONSTRUCTION EASEMENT FROM GLAD LAND & DEVELOPMENT INC. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SIDEWALK ALONG CARAWAY ROAD

**Sponsors:** Engineering

**Attachments:** [Permanent Construction Easement](#)

**Legislative History**

1/5/16              Public Works Council              Recommended to Council  
   Committee

**RES-15:176**      A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM THE MJ. FOX REVOCABLE TRUST FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS AND MAINTAINING SAID IMPROVEMENTS

**Sponsors:**      Engineering

**Attachments:** [Permanent Drainage Easement](#)

**Legislative History**

1/5/16              Public Works Council              Recommended to Council  
   Committee

**RES-15:179**      A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM MACON ENTERPRISES, LLLP FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

**Sponsors:**      Engineering

**Attachments:** [Permanent Drainage Easement](#)

**Legislative History**

1/5/16              Public Works Council              Recommended to Council  
   Committee

**6. NEW BUSINESS**

*ORDINANCES ON FIRST READING*

**ORD-15:059**      ORDINANCE AUTHORIZING A FORMER MUNICIPAL EMPLOYEE TO CONDUCT BUSINESS WITH THE CITY OF JONESBORO, ARKANSAS

**Sponsors:**      Grants

*EMERGENCY CLAUSE*

**Legislative History**

1/12/16              Finance & Administration              Recommended to Council  
   Council Committee

**ORD-16:001**      AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RM-8 LUO FOR PROPERTY LOCATED AT 1110 BELT STREET AS REQUESTED BY MARQUE MEALING

**Attachments:** [Plat](#)  
[Minor Plat](#)  
[MAPC Report](#)

**ORD-16:003** AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A 2016 GMC YUKON XL FROM CAVENAUGH AUTO GROUP FOR THE MAYOR'S OFFICE.

**Sponsors:** Mayor's Office

*EMERGENCY CLAUSE*

**Legislative History**

1/12/16 Finance & Administration Recommended to Council  
Council Committee

**ORD-16:004** ORDINANCE TO AMEND THE 2016 BUDGET ORDINANCE (O-EN-001-2016) FOR ANIMAL CONTROL, CITY CLERK, AND E911, AND DECLARING AN EMERGENCY FOR THE PREVENTION OF UNNECESSARY DELAYS AND FOR THE FINANCIAL CONTINUITY OF THE CITY OF JONESBORO

*EMERGENCY CLAUSE*

**ORD-16:005** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 TO PD-RM FOR PROPERTY LOCATED AT THE END OF DENA JO DRIVE, WEST OF BEKAH DRIVE AS REQUESTED BY PDW PROPERTIES, LLC

**Attachments:** [Plat](#)  
[MAPC Report](#)

**ORD-16:006** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 4908 & 4910 E. HIGHLAND AVENUE AS REQUESTED BY BOBBY & ZACH GILLIAM

**Attachments:** [Plat](#)  
[MAPC Report](#)

## **7. UNFINISHED BUSINESS**

## **8. MAYOR'S REPORTS**

**COM-16:005** Airport Commission financial statements for December 31, 2015

**Sponsors:** Municipal Airport Commission

**Attachments:** [Financial report](#)

## **9. CITY COUNCIL REPORTS**

## **10. PUBLIC COMMENTS**

*Public Comments are limited to 5 minutes per person for a total of 15 minutes.*

## **11. ADJOURNMENT**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-15:079    **Version:** 1    **Name:** Proclamation to the ASU Women's Volleyball Team  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 12/30/2015    **In control:** City Council  
**On agenda:** 1/19/2016    **Final action:**  
**Title:** Mayor Perrin will present a proclamation to ASU Women's Volleyball  
**Sponsors:** Mayor's Office  
**Indexes:** Mayor's Commendations  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Mayor Perrin will present a proclamation to ASU Women's Volleyball



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** MIN-16:003    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 1/6/2016    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Minutes for the City Council meeting on January 5, 2016  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the City Council meeting on January 5, 2016



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, January 5, 2016

5:30 PM

Municipal Center

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

#### 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** 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent** 1 - Tim McCall

#### 4. SPECIAL PRESENTATIONS

#### 5. CONSENT AGENDA

[MIN-15:118](#) Minutes for the City Council meeting on December 15, 2015

**Attachments:** [Minutes](#)

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

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

#### 6. NEW BUSINESS

#### 7. UNFINISHED BUSINESS

### *ORDINANCES ON SECOND READING*

[ORD-15:069](#) AN ORDINANCE FOR THE ADOPTION OF A BUDGET FOR THE CITY OF JONESBORO, ARKANSAS, FOR THE TWELVE (12) MONTHS BEGINNING JANUARY 1, 2016, AND ENDING DECEMBER 31, 2016, APPROPRIATING

MONEY FOR EACH ITEM OF EXPENDITURE THEREIN PROVIDED FOR, ADOPTION OF THE EMERGENCY CLAUSE FOR THE EFFICIENT OPERATION OF CITY GOVERNMENT, AND FOR THE FINANCIAL CONTINUITY OF 2016, AND FOR OTHER PURPOSES.

**Sponsors:** Mayor's Office

**Attachments:** [2016 Budget](#)  
[Presentation from Finance Committee meeting on Dec. 15](#)

*Councilman Dover motioned, seconded by Councilman Moore, to suspend the rules and waive the third reading. All voted aye.*

*Councilman Dover noted that they are anticipating three addendums to the 2016 budget – the addition of a truck for Animal Control, change the E-911 vehicle from an SUV to a truck and the new salary plan. Those will be added to the budget after the salary plan is finalized. The Longevity Committee is in the process of getting close to a recommendation. They hope to have a recommendation to the Finance Committee on Tuesday at the regular committee meeting, then for it to be forwarded to Council at the next regular meeting on January 19th. Mayor Perrin agreed, reiterating those will be amendments to the 2016 budget. He thinks the committee has done a great job and that the city employees will be happy with their recommendations. He noted the committee has done a tremendous amount of work and has met numerous times to come up with something that is equitable on all sides.*

*After adoption of the ordinance, Councilman Johnson motioned, seconded by Councilman Dover, to adopt the emergency clause. All voted aye.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Moore, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

Enactment No: O-EN-001-2016

### ORDINANCES ON THIRD READING

**ORD-15:068**

AN ORDINANCE ABANDONING AND VACATING A PORTION OF A PUBLIC ALLEY LOCATED IN:

The right-of-way of a 20 foot alley between Lots 49 through 56, inclusively of Northwest Addition to Jonesboro, AR, Craighead County, AR.

**Attachments:** [Petitions](#)  
[Plat](#)  
[Utility Letters](#)  
[Engineering and Planning Letter](#)

*Councilman Moore asked if there have been any objections to the abandonment. Mayor Perrin answered no, not that he knows of.*

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

Enactment No: O-EN-002-2016

## **8. MAYOR'S REPORTS**

*Mayor Perrin reported on the following items:*

*He thanked the city employees for their work in 2015. He stated they did an outstanding job and the members who are no longer with us will be missed.*

*He will be presenting the State of the City Address at the next meeting, depending on the agenda. If he's not able to do it at the next meeting, he will deliver it at the first meeting in February.*

*Last month, the city issued \$8.6 million in permits, with 70% being commercial and 30% being residential. Last year the city wrote over \$85 million in building permits. Jonesboro is far exceeding northwest Arkansas.*

*Gloria Roark has retired as human resources director. They received 14 applicants for her position. They have interviewed several so far. They have also received 29 applications for the communications director position.*

*Online permitting is very busy. They are looking into a software package that will help track the business being done. Once the software is in place, developer will be able to track their permits and see where it is in the process. In 2015, the city did 195 permits online. They hope to increase that to over 200 this year.*

*He provided the Council with copies of the new Development Guide book. City Planner Otis Spriggs put it together to help answer questions concerning building and the processes involved. It will be on the website tomorrow. Hard copies can also be distributed to new companies through the Chamber of Commerce.*

*The condemnation letter for 411 Union has been started. They have 30 days to respond. The former Home Ice property is in litigation. They are working on that condemnation through the City Attorney.*

*By the end of the month, the lighting at Caraway and Parker should be reset. Citizens have been complaining about having to sit at the light.*

*The Fire Department, partnered with CWL, has improved the city's ISO rating to Class 1. He will be getting letters out to commercial and industrial businesses in the city. The city went from a Class 3 rating to a Class 1. There are very few Class 1 cities in the country. The new rating will also improve insurance rates. The effective date is April 1st. The improvement is due to the new fire stations and help from CWL.*

## **9. CITY COUNCIL REPORTS**

*Councilman Moore asked for the ISO letter to be put on the city's website, so citizens can download it and send it to their insurance companies.*



**10. PUBLIC COMMENTS**

**11. ADJOURNMENT**

A motion was made by Councilman Chris Gibson, seconded by Councilman Rennell Woods, that this meeting be Adjourned. The motion PASSED with the following vote.

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent:** 1 - Tim McCall

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Donna Jackson, City Clerk**



## Legislation Details (With Text)

<b>File #:</b>	RES-15:168	<b>Version:</b>	1	<b>Name:</b>	Lease agreement with Neil and Mary Stallings Park, LLC
<b>Type:</b>	Resolution	<b>Status:</b>			Recommended to Council
<b>File created:</b>	11/18/2015	<b>In control:</b>			Finance & Administration Council Committee
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH NEIL AND MARY STALLINGS PARK, LLC				
<b>Sponsors:</b>	Mayor's Office				
<b>Indexes:</b>	Contract				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Memorandum of Lease.03</a> <a href="#">lease agreement.04</a>				

Date	Ver.	Action By	Action	Result
1/5/2016	1	Finance & Administration Council Committee	Recommended to Council	Pass

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH NEIL AND MARY STALLINGS PARK, LLC WHEREAS, the City of Jonesboro, Arkansas and Neil and Mary Stallings Park, LLC wish to enter into a lease agreement for property located at Lot 1 Stallings 6<sup>th</sup> Addition for the purpose of using the property as a park or for other recreational purposes; and

WHEREAS, said agreement is attached hereto and the terms set out therein;

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

1. The City of Jonesboro approves the Lease Agreement with Neil and Mary Stallings Park, LLC. That in exchange for the use of the park, the City of Jonesboro shall perform all maintenance and repairs on said property during the term of this agreement. All other terms are set out in the Lease Agreement which is attached hereto.
2. The Mayor, Harold Perrin and City Clerk, Donna Jackson are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

Type of Instrument: Memorandum of Lease  
Landlord: Neil and Mary Stallings Park, LLC  
Tenant: City of Jonesboro

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

After recording Return To:  
Waddell, Cole & Jones, PLLC  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, Arkansas 72403

### MEMORANDUM OF LEASE

This Memorandum of Lease is made and entered into on \_\_\_\_\_, 2015  
("Effective Date"), by and between **Neil and Mary Stallings Park, LLC**, an Arkansas limited  
liability company, hereinafter called "Landlord," and **City of Jonesboro**, hereinafter called  
"Tenant."

#### RECITALS:

A. Landlord and Tenant have entered into a Lease Agreement (the "Lease") dated as  
of the Effective Date with respect to the Premises described therein.

B. Landlord and Tenant are desirous of entering into this Memorandum of Lease  
Agreement for the purpose of setting forth certain rights of the parties.

NOW, THEREFORE, in consideration of the promises and undertakings set forth in the  
Lease, it is stipulated, agreed and understood that the following are pertinent provisions or  
summaries of pertinent provisions of said Lease and are set forth for the purpose of establishing  
the interest of the parties hereunder.

1. For good and valuable consideration, Landlord agrees to lease the property  
described as Lot 1 of Stallings 6<sup>th</sup> Addition to the City of Jonesboro, Arkansas (the "Premises"),

together with all improvements and appurtenances, to Tenant and Tenant agrees to lease the same from Landlord, for the terms and under the provisions contained in the above mentioned Lease, which Lease is incorporated in this Memorandum by reference.

2. The initial term of this Lease is for a period of one (1) year commencing on the Effective Date (“Initial Term”). At the end of the Initial Term of this Lease, this Lease shall automatically renew for successive periods of one (1) year each (each a “Renewal Term”) unless either party hereto provides the other party written notice at least ninety (90) days prior to expiration of the Term then in effect that it does not desire to renew the Term of this Lease. “Term” as used in this Agreement shall refer to the Initial Term and any Renewal Term. Notwithstanding the foregoing, at any time after expiration of the Initial Term hereof, either party hereto may terminate this Lease on sixty (60) days written notice to the other party.

3. This Memorandum is not a complete summary of the Lease. Provisions in the Memorandum shall not be used in interpreting the contract provisions. In the event of conflict between the Memorandum and the Lease, the Lease shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease Agreement as of the Effective Date.

**LANDLORD:**

NEIL AND MARY STALLINGS PARK, LLC

By: \_\_\_\_\_  
Name: Kenneth Neil Stallings  
Title: Manager

By: \_\_\_\_\_  
Name: Kathy Stallings Buchanan  
Title: Manager

**TENANT:**

CITY OF JONESBORO

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ACKNOWLEDGMENTS

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 Kenneth Neil Stallings and Kathy Stallings Buchanan, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that they were the Managers of Neil and Mary Stallings Park, LLC, an Arkansas limited liability company, and that they as such managers, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing themselves as such managers and executing on behalf of the company as such managers.

WITNESS my hand and official seal this \_\_\_\_\_ day of November, 2015.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_.

\* \* \*

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day, before me personally appeared \_\_\_\_\_, to me well known, who acknowledged that he was the \_\_\_\_\_ of the City of Jonesboro, and that he as such corporate officer, being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and official seal this \_\_\_\_\_ day of November, 2015.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_.

## LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made on \_\_\_\_\_, 2015 ("Effective Date"), by and among **Neil and Mary Stallings Park, LLC**, an Arkansas limited liability company, hereinafter called "Landlord," and **City of Jonesboro**, hereinafter called "Tenant."

1. Premises. The Landlord hereby leases unto the Tenant, and the Tenant hereby leases from the Landlord the premises described as Lot 1 of Stallings 6<sup>th</sup> Addition to the City of Jonesboro, Arkansas (hereinafter, the "Premises").

2. Lease Term. The initial term of this Lease is for a period of one (1) year commencing on the Effective Date ("Initial Term"). At the end of the Initial Term of this Lease, this Lease shall automatically renew for successive periods of one (1) year each (each a "Renewal Term") unless either party hereto provides the other party written notice at least ninety (90) days prior to expiration of the Term then in effect that it does not desire to renew the Term of this Lease. "Term" as used in this Agreement shall refer to the Initial Term and any Renewal Term. Notwithstanding the foregoing, at any time after expiration of the Initial Term hereof, either party hereto may terminate this Lease on sixty (60) days written notice to the other party.

3. Consideration. In consideration for this Lease, Tenant agrees to perform the maintenance and repair obligations set forth in paragraph 5(b) below.

4. Use of Tenant's Premises. The Premises will be used by the Tenant for park and recreational purposes only and no other purposes without prior written consent of Landlord.

5. Maintenance and Repair.

a. "As Is" Condition. Tenant acknowledges that it has inspected the Premises and accepts them "as is." TENANT CERTIFIES THAT IT IS NOT RELYING UPON THE WARRANTIES, REPRESENTATIONS OR STATEMENTS OF LANDLORD OR LANDLORD'S EMPLOYEES OR AGENTS AS TO THE CONDITION OF IMPROVEMENTS.

b. Maintenance and Repair. Tenant is responsible for all maintenance and repair to the Premises and Landlord shall have no obligations therefor. Tenant's maintenance obligations shall include mowing the Premises as reasonably necessary for its intended use.

6. Alterations and Improvements. The Tenant shall not make any alterations, additions or improvements to the Premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld, and all alterations, additions or improvements made by either of the parties hereto upon the Premises, except movable equipment and trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord, and shall remain upon and be surrendered with the Premises without molestation or injury. Tenant may remove its equipment or trade fixtures provided any damage done to the Premises in the removal of any such equipment or trade fixtures is promptly repaired by Tenant, and if not repaired by Tenant in a reasonable time and manner, Landlord may repair same and Tenant shall pay the cost thereof.

7. Taxes. Landlord hereby agrees to pay all taxes and assessments of every nature, kind and description levied and assessed against the Premises as the same becomes due from time to time during the Term hereof. Tenant shall be responsible for all taxes attributable to the

property of Tenant on the Premises and for all licenses, privilege and occupation taxes, levied, assessed, or charged against Tenant on account of operation of any business on the Premises.

8. Liens. Tenant agrees to pay promptly for any work or materials provided by laborers or materialmen in or about the Premises, and Tenant shall not permit or suffer any lien to attach to the Premises and shall promptly cause any such lien, or any claim therefore, to be released.

9. Subleases and Assignments. Tenant may not assign this Lease or sublet all or any part of the Premises without prior consent of Landlord.

10. Default. If the Tenant defaults in the performance of any of the covenants, terms, conditions or provisions of this Lease, and after written notice from the Landlord, Tenant fails to cure such default within thirty (30) days after receipt of such notice (or fails to cure with due diligence if the default is of such nature as to require more than 30 days), then the Landlord may, at its option (but shall not be required to do so), perform the same for the account of the Tenant and any amount paid or expenses incurred by the Landlord in the performance thereof shall be paid by Tenant within thirty (30) days of written demand from Landlord. Additionally, if the Tenant defaults in performance of this Lease, or if Tenant shall make an assignment for the benefit of creditors, or if the interest of the Tenant in the Premises shall be sold under execution or other process of law, or if the Tenant shall be adjudged a bankrupt, or if a receiver or trustee shall be appointed for the Tenant by any court, and, after written notice from the Landlord, Tenant fails to cure such default of condition within 30 days after receipt of such notice (or fails to cure with due diligence if the default is of such nature as to require more than 30 days), then the Landlord may lawfully re-enter the Premises without any demand for possession therefor, and recover possession of the Premises and the improvements thereof, expel the Tenant and those holding under the Tenant and no allowance shall be paid to the Tenant. Such re-entry shall not constitute trespass and shall not prejudice any other remedies which might otherwise be provided by law for breach of covenant, and upon entry, the rights of the Tenant under this Lease shall terminate. Landlord shall be entitled to recover from Tenant any and all reasonable expenses incurred in enforcing any of Landlord's remedies, including reasonable attorneys' fees and the costs of removing Tenant's property from the Premises.

11. Notices. Any notice or demand required or permitted to be delivered hereunder may be delivered in person or shall be deemed to be delivered three (3) days after deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested. Notice shall also be deemed to have been delivered the next day after it has been deposited, prepaid, with any overnight express mail service, addressed as provided below:

If to Landlord: Neil and Mary Stallings Park, LLC  
361 Southwest Drive, #165  
Jonesboro, AR 72401

If to Tenant: City of Jonesboro  
Attn: Mayor  
P. O. Box 1845  
Jonesboro, AR 72403

Any party may change the address at which it is to receive notice by like written notice to the other.

12. Covenant of Quiet Enjoyment. The Tenant upon performance of all the terms of this Lease shall at all times during the Term of the Lease and during any extended or renewal term hereof peaceably and quietly enjoy the Premises without any disturbance from the Landlord or from any other person, firm or corporation claiming through the Landlord.

13. Merger and Amendments. This Lease represents the entire agreement between Landlord and Tenant, and shall supersede all prior or contemporaneous agreements, representations and understandings with respect to such matters, and no oral representations or statements shall be considered a part hereof. No change in this Lease shall be effective unless it is in writing and signed by both Landlord and Tenant.

14. Binding Agreement. The covenants herein shall extend to and be binding upon the successors and assigns of the parties hereto.

15. Severability. If any part of this Lease or any other agreement entered into pursuant hereto is contrary to, prohibited by, or deemed invalid under applicable law or regulation, such provision shall be deemed inapplicable and deemed amended to the extent so contrary, prohibitive or invalid, and the remainder hereof shall not be invalidated thereto and shall be given full force and effect so far as possible.

16. Governing Law. This Agreement shall be governed by the laws of the State of Arkansas.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement for the purposes set forth herein on the date first above written.

**LANDLORD:**

NEIL AND MARY STALLINGS PARK, LLC

By: \_\_\_\_\_  
Name: Kenneth Neil Stallings  
Title: Manager

By: \_\_\_\_\_  
Name: Kathy Stallings Buchanan  
Title: Manager

**TENANT:**

CITY OF JONESBORO

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_





Legislation Details (With Text)

**File #:** RES-15:172    **Version:** 1    **Name:** Acceptance of permanent easement from Glad Land & Development, Inc.

**Type:** Resolution    **Status:** Recommended to Council

**File created:** 11/30/2015    **In control:** Public Works Council Committee

**On agenda:**    **Final action:**

**Title:** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT CONSTRUCTION EASEMENT FROM GLAD LAND & DEVELOPMENT INC. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SIDEWALK ALONG CARAWAY ROAD

**Sponsors:** Engineering

**Indexes:** Easement

**Code sections:**

**Attachments:** [Permanent Construction Easement](#)

Date	Ver.	Action By	Action	Result
1/5/2016	1	Public Works Council Committee		

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT CONSTRUCTION EASEMENT FROM GLAD LAND & DEVELOPMENT INC. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SIDEWALK ALONG CARAWAY ROAD

WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described easement for the purpose of constructing and maintaining a sidewalk along Caraway Road:

A PART OF LOT 12 OF COBB AND LEE'S SURVEY OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF LOT 12 OF COBB AND LEE'S SURVEY OF THE NORTHWEST QUARTER OF SECTION 21: THENCE SOUTH 00°46'03" WEST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 100.69 FEET TO THE POINT OF BEGINNING: THENCE NORTH 89°43'58" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 11.00 FEET: THENCE SOUTH 00°46'03" WEST, A DISTANCE OF 120.82 FEET TO THE SOUTH LINE OF SAID LOT 12: THENCE SOUTH 89°38'59" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 11.00 FEET: THENCE NORTH 00°46'03" EAST, A DISTANCE OF 120.83 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,329 SQ. FT. OR 0.031 ACRES, MORE OR LESS.

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

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the easement described above.

Return recorded document to:  
CITY OF JONESBORO  
300 South Church Street  
JONESBORO, AR 72401

*The above space is reserved for Craighead County recording information.*

## **PERMANENT CONSTRUCTION EASEMENT**

### **KNOW ALL MEN BY THESE PRESENTS:**

That Glad Land & Development Inc., hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the **CITY OF JONESBORO**, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a permanent construction easement across the following described real property in Craighead County, State of Arkansas, to-wit:

*A PART OF LOT 12 OF COBB AND LEE'S SURVEY OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT NORTHWEST CORNER OF LOT 12 OF COBB AND LEE'S SURVEY OF THE NORTHWEST QUARTER OF SECTION 21: THENCE SOUTH 00°46'03" WEST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 100.69 FEET TO THE POINT OF BEGINNING: THENCE NORTH 89°43'58" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 11.00 FEET: THENCE SOUTH 00°46'03" WEST, A DISTANCE OF 120.82 FEET TO THE SOUTH LINE OF SAID LOT 12: THENCE SOUTH 89°38'59" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 11.00 FEET: THENCE NORTH 00°46'03" EAST, A DISTANCE OF 120.83 FEET TO THE POINT OF BEGINNING.*

*CONTAINING IN ALL 1,329 SQ. FT. OR 0.031 ACRES, MORE OR LESS.*

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

This easement and right of way is for the purpose of constructing and maintaining a sidewalk along Caraway Road. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

This grant of easement and right of way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

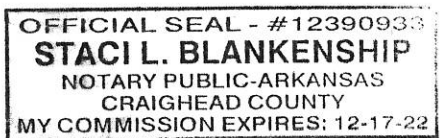
IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the 27<sup>th</sup> day of Nov, 2015.

Owner Info  
BY:

Signature Glad Land & Development Inc  
Name G. L. Lieblong  
Title Vice President

**ACKNOWLEDGMENT**

STATE OF Arkansas  
COUNTY OF Craighead



On this day before me, the undersigned officer, personally appeared G.L. Lieblong, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purposes therein stated and set forth. WITNESS my hand and seal this 27<sup>th</sup> day of Nov., 2015.

Notary Public (Signature) Staci L. Blankenship  
My Commission Expires: 12/17/22



Legislation Details (With Text)

**File #:** RES-15:176    **Version:** 1    **Name:** Acceptance of a permanent drainage easement for drainage improvements

**Type:** Resolution    **Status:** Recommended to Council

**File created:** 12/9/2015    **In control:** Public Works Council Committee

**On agenda:**    **Final action:**

**Title:** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM THE MJ. FOX REVOCABLE TRUST FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS AND MAINTAINING SAID IMPROVEMENTS

**Sponsors:** Engineering

**Indexes:** Easement

**Code sections:**

**Attachments:** [Permanent Drainage Easement](#)

Date	Ver.	Action By	Action	Result
1/5/2016	1	Public Works Council Committee		

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM THE MJ. FOX REVOCABLE TRUST FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS AND MAINTAINING SAID IMPROVEMENTS

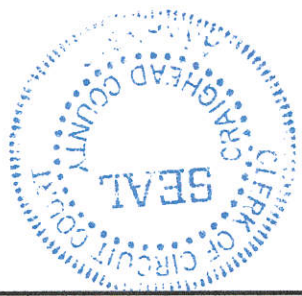
WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described easement for the purpose of making drainage improvements and maintaining said improvements:

A part of TRACT B-2 of Fox Replat of Tract B of M.J. fox Subdivision, a Minor Plat, Jonesboro, Arkansas, as shown by plat in Plat Cabinet "C" page 168, recorded on August 15, 2005, being more particularly described as follows:

Beginning at the South West Corner of Tract B-2 travel North 89°05'00" East, a distance of 298.17 feet to the Point of Beginning Proper; thence North 0°55'00" West, a distance 25.00 feet; thence North 89°05'00 East, a distance of 269.06 feet to a point along the west line of Tract B-1; thence along said west line South 00°04'51" East, a distance of 25.00 feet to the south west corner thereof; thence South 89°05'00" West, a distance of 268.70 feet to the Point of Beginning Proper.

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

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the easement described above.



\* J B 2 0 1 5 R - 0 1 6 1 6 9 3 \*

JB2015R-016169  
 CANDACE EDWARDS  
 CRAIGHEAD COUNTY  
 RECORDED ON:  
 10/16/2015 10:33AM

Return recorded document to:  
 CITY OF JONESBORO  
 300 South Church Street  
 JONESBORO, AR 72401

The above space is reserved for Craighead County recording information, C.

# PERMANENT DRAINAGE EASEMENT

**KNOW ALL MEN BY THESE PRESENTS:**

That **The M.J. Fox Revocable Trust**, hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the **CITY OF JONESBORO**, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a permanent drainage easement the following described real property in Craighead County, State of Arkansas, to-wit:

***A part of TRACT B-2 of Fox Replat of Tract B of M.J. fox Subdivision, a Minor Plat, Jonesboro, Arkansas, as shown by plat in Plat Cabinet "C" page 168, recorded on August 15, 2005, being more particularly described as follows:***

***Beginning at the South West Corner of Tract B-2 travel North 89°05'00"East, a distance of 298.17 feet to the Point of Beginning Proper; thence North 0°55'00" West, a distance 25.00 feet; thence North 89°05'00 East, a distance of 269.06 feet to a point along the west line of Tract B-1; thence along said west line South 00°04'51" East, a distance of 25.00 feet to the south west corner thereof; thence South 89°05'00" West, a distance of 268.70 feet to the Point of Beginning Proper.***

This easement and right of way is for the purpose of making drainage improvements and maintaining said improvements within the City of Jonesboro. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

This grant of easement and right of way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the 15<sup>th</sup> day of October, 201~~3~~<sup>5</sup>.

Signature

Signature

**ACKNOWLEDGMENT**

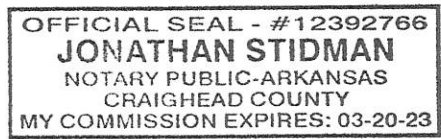
STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Janet L. Kibbons, Scott Brown, <sup>and Michael L Scott</sup> to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that XXXX had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 15<sup>th</sup> day of October, 2023. <sub>15</sub>

Notary Public (Signature) *Jonathan Stidman*

My Commission Expires: 03-20-2023

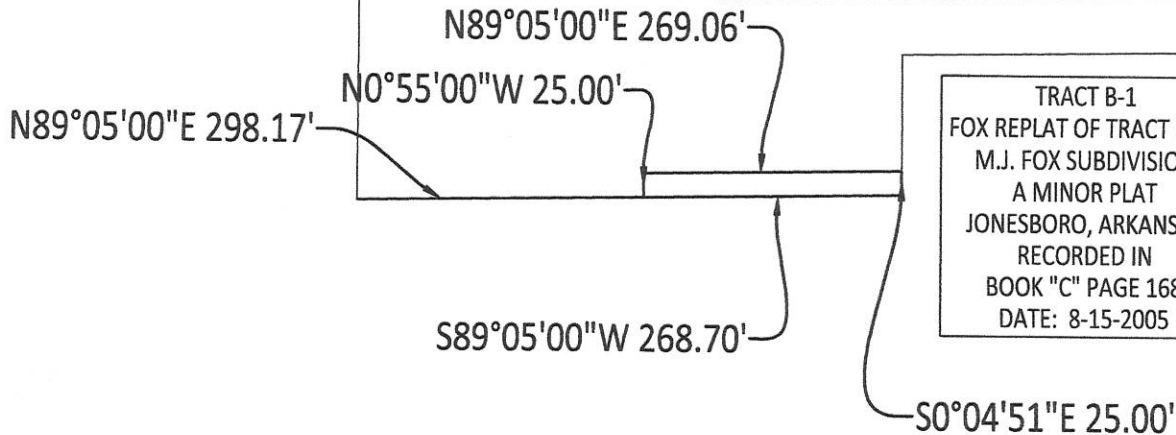




SCALE: 1"=200'

TRACT B-2  
FOX REPLAT OF TRACT B OF  
M.J. FOX SUBDIVISION  
A MINOR PLAT  
JONESBORO, ARKANSAS  
RECORDED IN  
BOOK "C" PAGE 168  
DATE: 8-15-2005

TRACT B-1  
FOX REPLAT OF TRACT B OF  
M.J. FOX SUBDIVISION  
A MINOR PLAT  
JONESBORO, ARKANSAS  
RECORDED IN  
BOOK "C" PAGE 168  
DATE: 8-15-2005



LEGAL DESCRIPTION (DRAINAGE EASEMENT)::

A part of TRACT B-2 of Fox Replat of Tract B of M.J. fox Subdivision, a Minor Plat, Jonesboro, Arkansas, as shown by plat in Plat Cabinet "C" page 168, recorded on August 15, 2005, being more particularly described as follows:

Beginning at the South West Corner of Tract B-2 travel North 89°05'00"East, a distance of 298.17 feet to the Point of Beginning Proper; thence North 0°55'00" West, a distance 25.00 feet; thence North 89°05'00 East, a distance of 269.06 feet to a point along the west line of Tract B-1; thence along said west line South 00°04'51" East, a distance of 25.00 feet to the south west corner thereof; thence South 89°05'00" West, a distance of 268.70 feet to the Point of Beginning Proper.

# EXHIBIT 'A'

ENGINEERS      PLANNERS      SURVEYORS

# Civilogic

Drawn By: RE      Checked by: DB

Date	Scale	Job No.	Sheet No.
10-15-15	1"=200'	000000	
Section	Township	Range	County
29	14N	04E	CRAIGHEAD
			1 of 1

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## Legislation Details (With Text)

<b>File #:</b>	RES-15:179	<b>Version:</b>	1	<b>Name:</b>	Acceptance of drainage easement from Macon Enterprises
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Recommended to Council
<b>File created:</b>	12/17/2015	<b>In control:</b>		<b>In control:</b>	Public Works Council Committee
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM MACON ENTERPRISES, LLLP FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS				
<b>Sponsors:</b>	Engineering				
<b>Indexes:</b>	Easement				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Permanent Drainage Easement</a>				

Date	Ver.	Action By	Action	Result
1/5/2016	1	Public Works Council Committee		

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM MACON ENTERPRISES, LLLP FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS  
WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described easement for the purpose of making drainage improvements:

A 15 FOOT EASEMENT ON THE EAST PROPERTY LINE OF VACANT LOTS; PARCEL #01-144331-00701; LEGAL DESCRIPTION\_ CALVARY CHAPEL REPLAT LOT 2 PT SW NE LT 2A LESS N324.16' OF W534.51' AND PARCEL #01-144331-12401; LEGAL DESCRIPTION\_ PHILLIPS INVEST REPLAT OF LOT 2B-2 OF PHILLIPS INVEST REPLAT OF LOT 2B-2&LT5 OF A REPLAT OF LT 3 OF CALVARY CHAPEL ADD PT SW NE - PEABODY DRIVE REPLAT.

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

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the easement described above.



**PERMANENT DRAINAGE EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS:**

For good and valuable consideration acknowledged being of value by the Grantors, receipt of which is hereby acknowledged, the undersigned GRANTORS, MACON ENTERPRISES LLLP, do hereby grant, convey and release unto City of Jonesboro, Jonesboro, Arkansas and unto its successors and assigns, an easement and right of entry in, over and across the following described land situated in the City of Jonesboro, County of Craighead, State of Arkansas, to-wit:

**A 15 FOOT EASEMENT ON THE EAST PROPERTY LINE OF VACANT LOTS; PARCEL #01-144331-00701; LEGAL DESCRIPTION\_ CALVARY CHAPEL REPLAT LOT 2 PT SW NE LT 2A LESS N324.16' OF W534.51' AND PARCEL # 01-144331-12401; LEGAL DESCRIPTION\_ PHILLIPS INVEST REPLAT OF LOT 2B-2 OF PHILLIPS INVEST REPLAT OF LOT 2B-2&LT5 OF A REPLAT OF LT 3 OF CALVARY CHAPEL ADD PT SW NE - PEABODY DRIVE REPLAT.**

This easement and right of way is for the purpose of making drainage improvements within the City of Jonesboro. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

The Grantee is responsible for operating and maintaining the above described works of improvement.

This grant of easement and right of way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the 17<sup>th</sup> day of December, 2015.

Mikie Macon

Signature

Signature

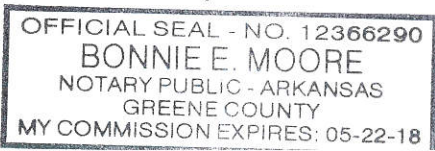
Signature

**ACKNOWLEDGMENT**

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Mikie Macon, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 17<sup>th</sup> day of December, 2015.



Bonnie Moore  
Notary Public (Signature)



## Legislation Details (With Text)

<b>File #:</b>	ORD-15:059	<b>Version:</b>	1	<b>Name:</b>	Authorizing Heather Clark to do business with the City
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	First Reading
<b>File created:</b>	11/3/2015	<b>In control:</b>		<b>In control:</b>	Finance & Administration Council Committee
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	ORDINANCE AUTHORIZING A FORMER MUNICIPAL EMPLOYEE TO CONDUCT BUSINESS WITH THE CITY OF JONESBORO, ARKANSAS				
<b>Sponsors:</b>	Grants				
<b>Indexes:</b>	Other				
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
1/12/2016	1	Finance & Administration Council Committee		

ORDINANCE AUTHORIZING A FORMER MUNICIPAL EMPLOYEE TO CONDUCT BUSINESS WITH THE CITY OF JONESBORO, ARKANSAS

WHEREAS, Ark. Code Ann. §14-42-107; 24 CFR §570.611; and 2 CFR §200.112 provide that interest in office or contracts is prohibited by any alderman, council member, official or municipal employee, and

WHEREAS, Heather Clark serves as a Board Member of Habitat for Humanity of Northeast Arkansas which provides services to build and offer affordable homes to lower income persons and/or families for a zero percent interest rate; and

WHEREAS, Heather Clark serves as a Board Member of North Jonesboro Neighborhood Initiative which provides services to engage and involve low income and marginalized residents; and

WHEREAS, 24 CFR §570.611 cites no persons described under this part shall exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter; and

WHEREAS, Heather Clark agrees to abstain from voting on matters relative to CDBG funding related to all parties involved, and

WHEREAS, special permission must be granted by the Jonesboro City Council of Jonesboro, Arkansas for Habitat for Humanity of Northeast Arkansas and North Jonesboro Neighborhood Initiative to provide services to the City of Jonesboro.

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

Section 1: The City Council for the City of Jonesboro, Arkansas has been aware of the above mentioned services provided by Heather Clark, Habitat for Humanity of Northeast Arkansas and North Jonesboro Neighborhood Initiative and gives special permission for all parties to continue to provide such services to the City of Jonesboro, Arkansas.

Section 2: Due to the need to meet Legislative mandates as required by Ark. Code Ann. §14-42-107; 24 CFR §570.611; and 2 CFR 200.112 this ordinance shall take immediate effect with its passage and approval.

Section 3: Due to the need to meet Legislative mandates as required by 24 CFR §570.611 and 2 CFR §200.112 this ordinance will expire on July 21, 2016.



Legislation Details (With Text)

**File #:** ORD-16:001    **Version:** 1    **Name:** Rezoning at 1110 Belt Street  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 1/5/2016    **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 FROM R-1 TO RM-8 LUO FOR PROPERTY LOCATED AT 1110 BELT STREET AS REQUESTED BY MARQUE MEALING  
**Sponsors:**  
**Indexes:** Rezoning  
**Code sections:**  
**Attachments:** [Plat](#)  
[Minor Plat](#)  
[MAPC Report](#)

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

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, 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: Residential: R-1  
TO: Residential Multifamily: RM-8 L.U.O.

THE FOLLOWING DESCRIBED PROPERTY:

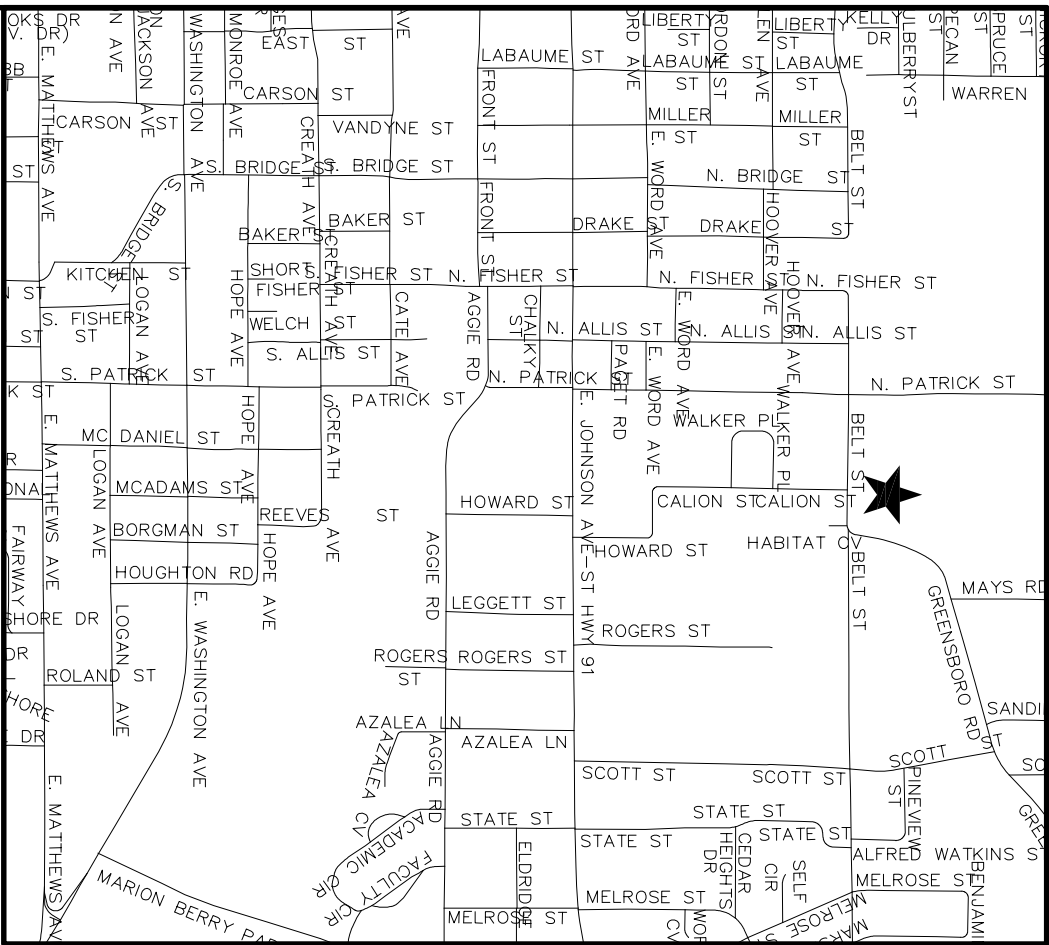
LEGAL DESCRIPTION:

A part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, Jonesboro, Craighead Co., Arkansas being more particularly described as follows:

From the Southwest corner of the Southwest Quarter of the Southwest Quarter, said section 8, run N88°41'00"E a distance of 585.50 ft. to a point; thence N00°55'09"E a distance of 30.71 ft. to a point on the new North right of way line of Belt Street, said point being the POINT OF BEGINNING; thence continue N00°55'09"E a distance of 239.67 ft. to a point; thence N89°07'16"E a distance of 194.07 ft. to a point; thence S00°04'30"E a distance of 178.25 ft. to a point; thence S89°28'17"W a distance of 21.00 ft. to a point; thence S00°04'30"E a distance of 66.24 ft. to a point on the aforesaid North right of way line of Belt Street; thence N89°19'52"W along the said North right of way line a distance of 177.22 ft. to a point, said point being the POINT OF BEGINNING, containing 1.06 acres and being subject to any easements of record.

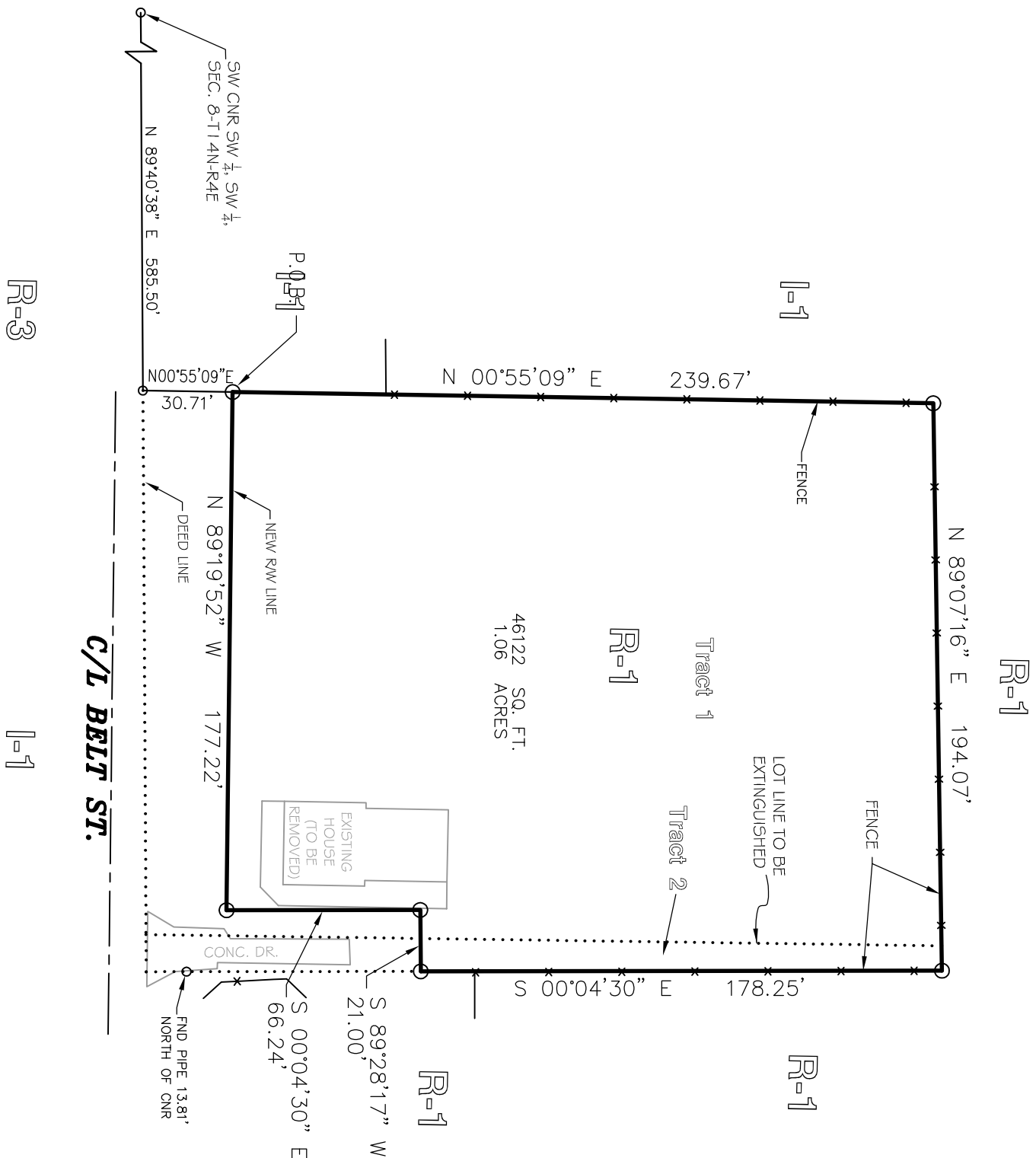
SECTION 2: Under this CR-1 Commercial / Residential District, the applicants have agreed to the following limitations:

- 1) The proposed site shall satisfy all requirements of the city engineer and all requirements of the current stormwater drainage design manual and flood plain regulations.
- 2) A final site development plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
- 3) The applicant / successors agree to comply with the Master Street Plan Recommendation for Belt Street upon any future redevelopment of the site.
- 4) The property shall be redeveloped under the RM-8 standards with a maximum of ten (10) units.



**LEGAL DESCRIPTION:**

A part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, Jonesboro, Craighead Co., Arkansas being more particularly described as follows:  
 From the Southwest corner of the Southwest Quarter of the Southwest Quarter, said section 8,  
 run N88°41'00"E a distance of 585.50 ft. to a point;  
 thence N00°55'09"E a distance of 30.71 ft. to a point on the new North right of way line of Belt Street, said point being the POINT OF BEGINNING;  
 thence continue N00°55'09"E a distance of 239.67 ft. to a point;  
 thence N89°07'16"E a distance of 194.07 ft. to a point;  
 thence S00°04'30"E a distance of 178.25 ft. to a point;  
 thence S89°28'17"W a distance of 21.00 ft. to a point;  
 thence S00°04'30"E a distance of 66.24 ft. to a point on the aforesaid North right of way line of Belt Street;  
 thence N89°19'52"W along the said North right of way line a distance of 177.22 ft. to a point, said point being the POINT OF BEGINNING, containing 1.06 acres and being subject to any easements of record.



**EXISTING R-1 ZONING  
 REQUESTED RM-8 L.U.O.**

**CERTIFICATE OF SURVEY:**

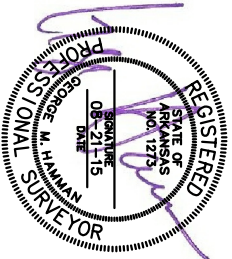
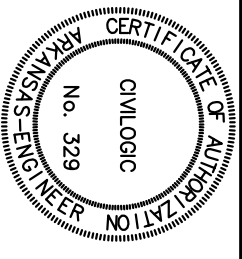
To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

**NOTES:**

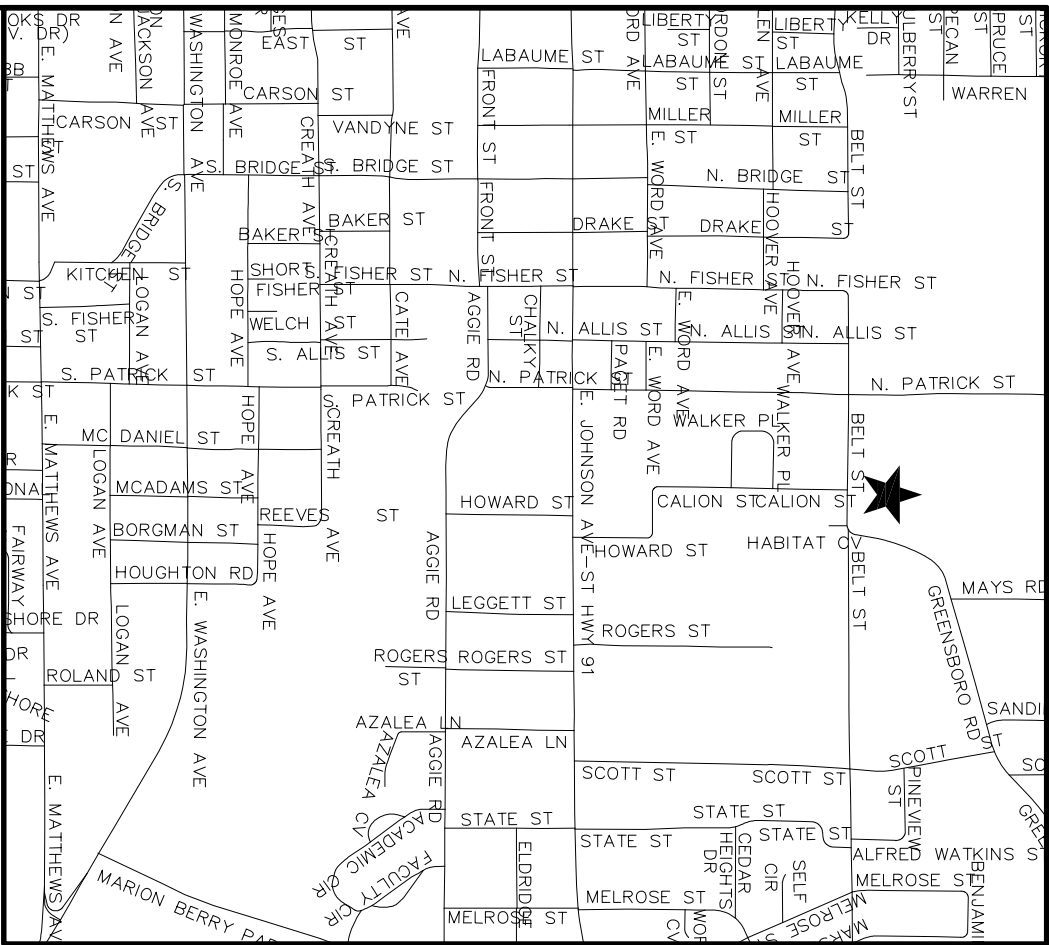
- 1) ALL BEARINGS ARE BASED ON ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM.
- 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 190,000.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED.
- 4) ALL CORNER MONUMENTS SET ARE 3/8" REBAR, UNLESS OTHERWISE NOTED ON THE PLAT.
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PLAN NO. 05031C0044 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.

<i>Drawn By:</i> RE		<i>Checked by:</i> GH	
<i>Date</i> 08-21-15	<i>Scale</i> 1"=50'	<i>Job No.</i> 115090	<i>Sheet No.</i> 1 of 1
<i>Section</i> 8	<i>Township</i> 14N	<i>Range</i> 04E	<i>County</i> CRAIGHHEAD
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES			
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Civilogic			
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net			

**REZONING PLAT**  
 1110 BELT ST.  
 JONESBORO, ARKANSAS  
 FOR  
 MARQUE MEALING



**JOB NO.: 115090**  
**SHEET NUMBER**  
 1 of 1

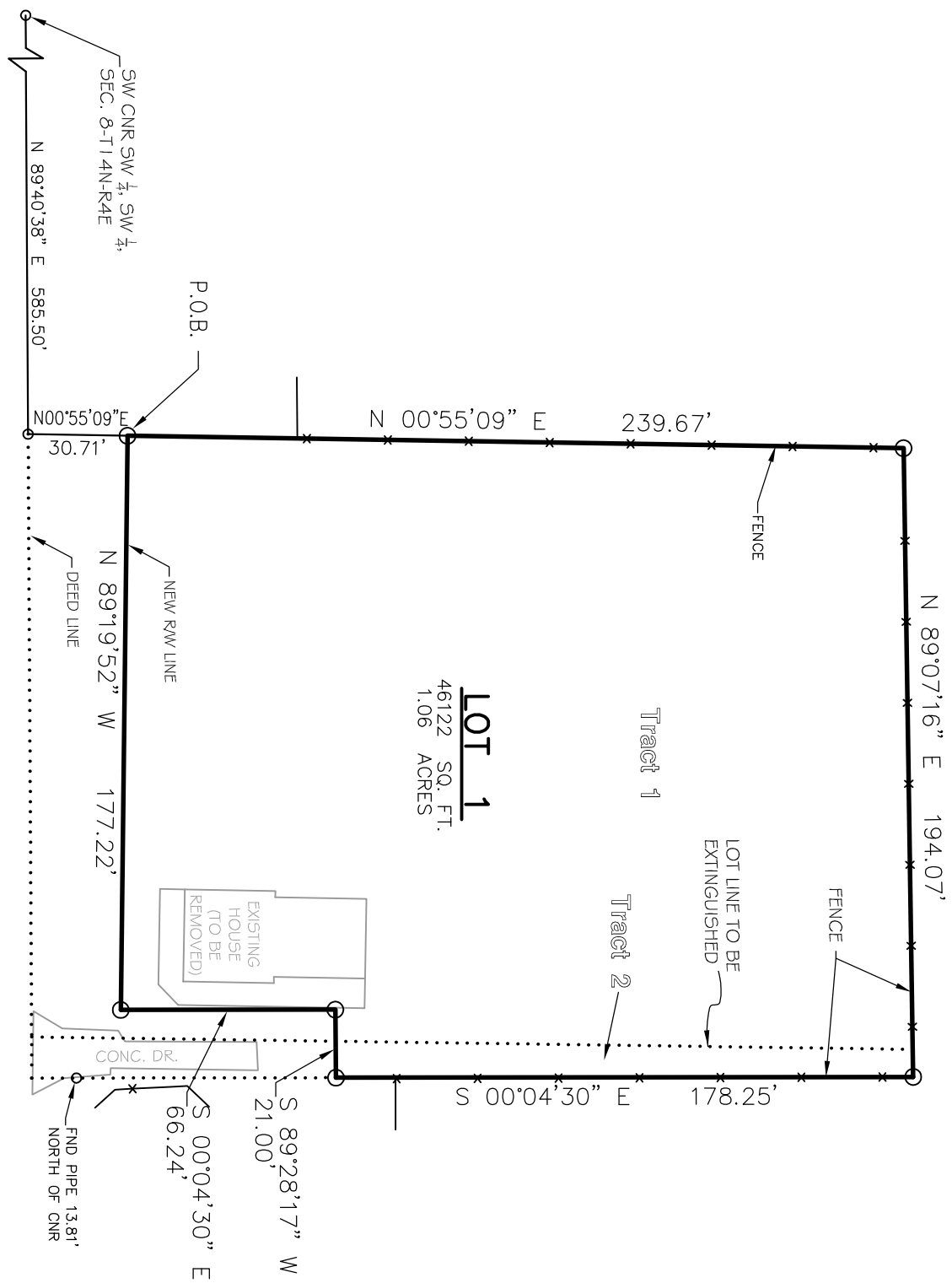


**NOTES:**

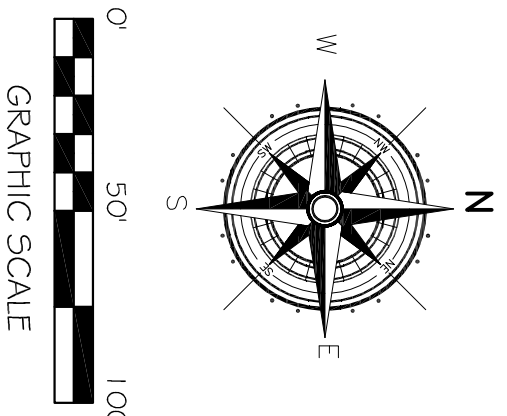
- 1) ALL BEARINGS ARE BASED ON ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM.
- 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 170,000'.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED.
- 4) ALL CORNER MONUMENTS SET ARE 3/8" REBAR, UNLESS OTHERWISE NOTED ON THE PLAT.
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PLAN NO. 0503100044 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
- 6) REQUESTED ZONING: RM-8 L.U.O.

**LEGAL DESCRIPTION:**

A part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, Jonesboro, Craighead Co., Arkansas being more particularly described as follows:  
 From the Southwest corner of the Southwest Quarter of the Southwest Quarter, said section 8,  
 run N88°41'00"E a distance of 585.50 ft. to a point;  
 thence N00°55'09"E a distance of 30.71 ft. to a point on the new North right of way line of Belt Street, said point being the POINT OF BEGINNING;  
 thence continue N00°55'09"E a distance of 239.67 ft. to a point;  
 thence N89°07'16"E a distance of 194.07 ft. to a point;  
 thence S00°04'30"E a distance of 178.25 ft. to a point;  
 thence S89°28'17"W a distance of 21.00 ft. to a point;  
 thence S00°04'30"E a distance of 66.24 ft. to a point on the aforesaid North right of way line of Belt Street;  
 thence N89°19'52"W along the said North right of way line a distance of 177.22 ft. to a point, said point being the POINT OF BEGINNING, containing 1.06 acres and being subject to any easements of record.



**C/L BELT ST.**



**G ENTERPRISES, LLC**  
**MINOR PLAT**  
**Jonesboro, Arkansas**

**CERTIFICATE OF SURVEY:**

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements as shown on the Plat of Survey, Encroachments, if any, as disclosed by Survey, are shown hereon.

**CERTIFICATE OF OWNERSHIP:**

We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

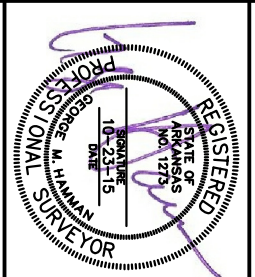
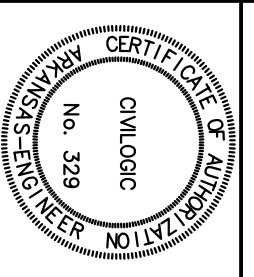
*Marque Medling*  
 Marque Medling

Drawn By: RE		Checked by: GH	
Date 10-23-15	Scale 1"=50'	Job No. 115090	Sheet No. 1 of 1
Section 8	Township 14N	Range 04E	County CRAIGHEAD

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 ENGINEERS PLANNERS SURVEYORS

**Civilogic**  
 203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net

**MINOR PLAT**  
 1110 BELT ST.  
 JONESBORO, ARKANSAS  
 FOR  
 G ENTERPRISES, LLC



JOB NO.: 115090  
 SHEET NUMBER  
 1 of 1



*City of Jonesboro City Council*  
**Staff Report – RZ 15-14 1110 Belt Street Rezoning**  
**Municipal Center- Council Chambers – 300 S. Church St.**  
*For Consideration by the Council on Tuesday, September 15, 2015*

**REQUEST:** To consider a rezoning of the land containing 1.22 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RM-12” LUO (Maximum of 10 Units).

**APPLICANTS/  
OWNER:** Marque Mealing, 2003 Greensboro Rd., Jonesboro, AR

**LOCATION:** 1110 Belt Street, Jonesboro, AR 72401

**SITE  
DESCRIPTION:** **Tract Size: 1.22 Acres.**  
**Street Frontage: 198.74’ along Belt Street**  
**Topography: Slightly sloping/Grade Change at Street Frontage.**  
**Existing Development: Formerly Single Family Home demolished.**

<b>SURROUNDING</b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
<b>CONDITIONS:</b>	North: R-1	Vacant Residential
	South: R-3/I-1	Residential/Multi-family
	East: R-1	Single Family
	West: I-1	Commercial Facility

**HISTORY:** None.

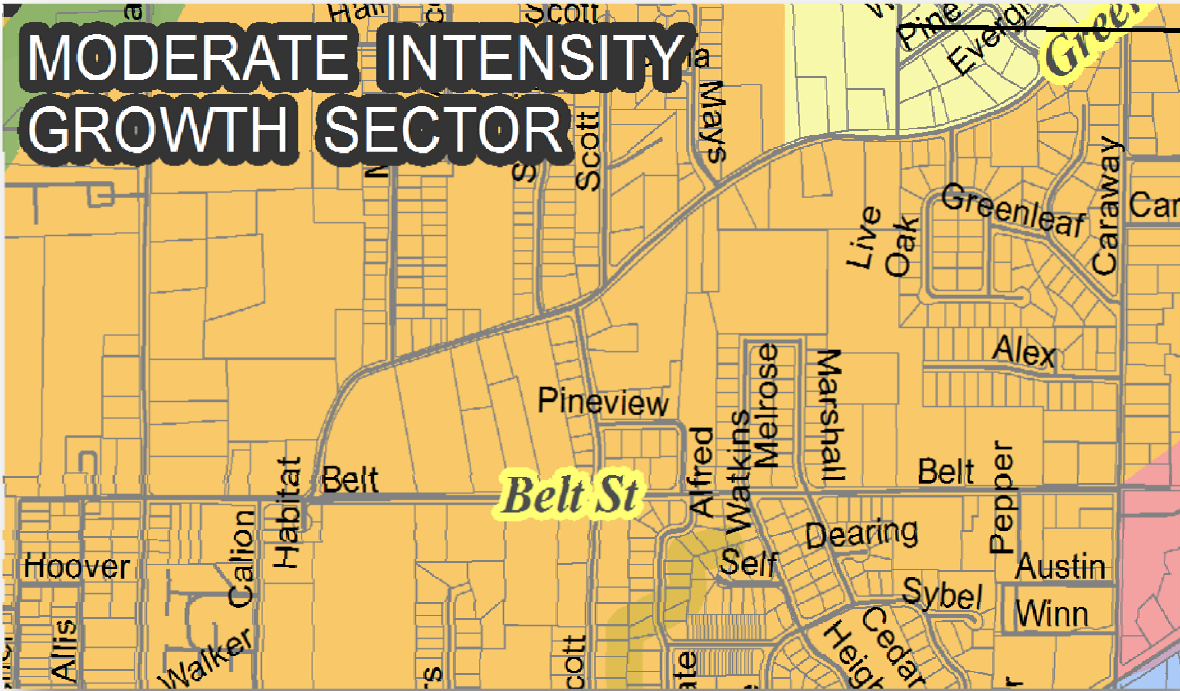
**ZONING ANALYSIS**

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

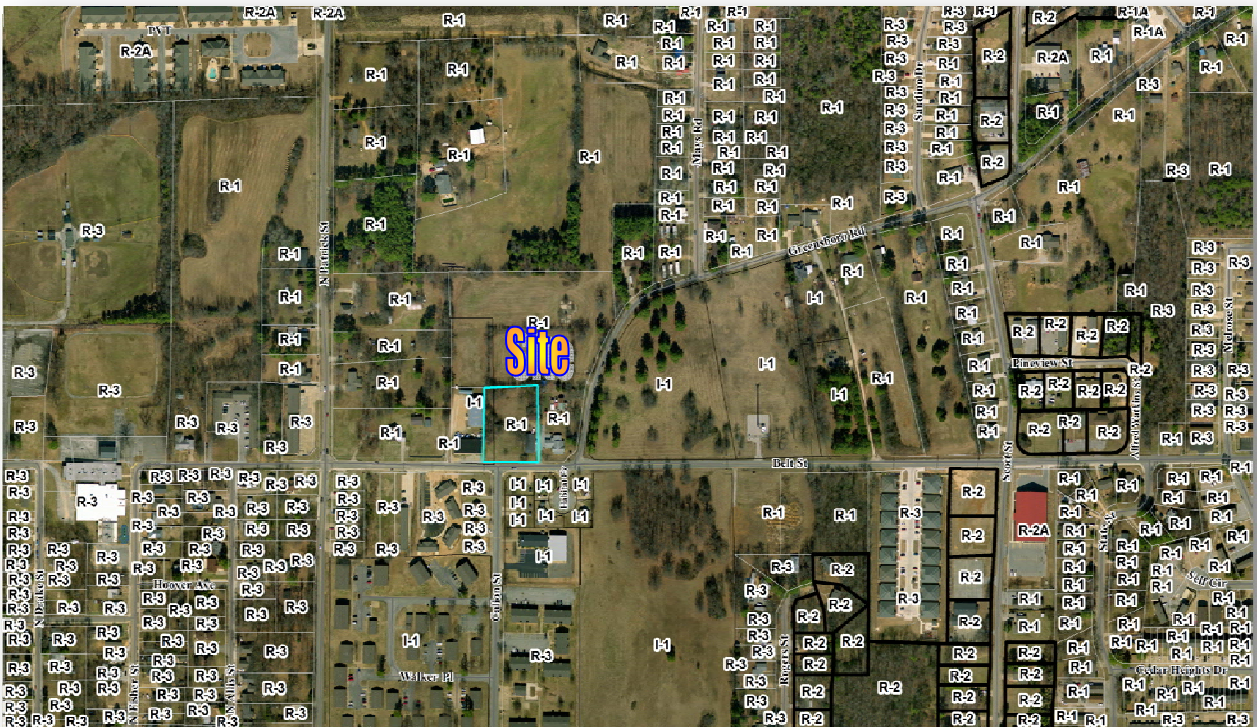
**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The currently adopted Land Use Plan recommends the current site as Moderate Intensity Growth Sector.





*Adopted Future Land Use Map*










*Vicinity/Zoning Map*

**Master Street Plan/Transportation**

The subject property is served by Belt Street on the Master Street plan, which is classified as a Collector Road, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way). Such right-of-way distance is not clearly depicted on the rezoning plat filed. Compliance must be achieved. Note that the property was never platted. A plat must be filed for any redevelopment.

**Approval Criteria- Chapter 117 – Amendments-**

The criteria for approval of a rezoning are set out below:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed RM-12, District rezoning will be consistent with the Future Land Use Plan, if it is developed at a density of 8 dwelling units per acre or less as duplexes, tri-plexes or four-plexes. RM-8 would be more appropriate.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning	The proposal achieves consistency with the purpose of Chapter 117, as a Limited Use Overlay. The applicant proposes an ultimate build out of 8-9 units per acre; this could gross 10 units approximately.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area	Compatibility would only be achieved if the property is developed at a low intensity comparable to the surrounding single family homes.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment	Suitability is not an issue if development controls are in place to deal with buffering, screening, and access management.	
(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.	The applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal since it is a continuation of adjacent site’s zoning.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant.	The property is now vacant land formally a single family home.	
(g) 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 impacts, utilities are present.	

**Staff Findings:**

The applicant proposes to provide for a maximum build-out of approximately 10 apartment units on 1.22 acres; no proposed layout has been presented, nor has a Limited Use Overlay been requested. After further review of the application details and coordination with the land use plan, this area is recommended as Moderate Intensity, which would limited the land to a maximum of 8 dwelling units per acre (RM-8). This would result in 9.76 units not quite 10 units as proposed.

The pre-existing R-1 Single Family District (5.6 units per acre) would have provided for perhaps 3 homes if the lots could be configured to satisfy lot/bulk requirements.

<i>Zoning Classification</i>	<i>Minimum Lot Width (in feet)</i>	<i>Minimum Lot Area</i>	<i>Front Setback (in feet)</i>	<i>Rear Setback (In feet)</i>	<i>Side Setback (in feet)</i>
RM-4	50	10,890s.f. per dwelling unit	20	15	7.5 each
RM-6	60	7,260s.f. per dwelling unit	20	15	10.0 each
<b>RM-8</b>	<b>70</b>	<b>5,445s.f. per dwelling unit</b>	<b>25</b>	<b>20</b>	<b>10.0</b>
<b>RM-12</b>	<b>80</b>	<b>3,630s.f. per dwelling unit</b>	<b>25</b>	<b>20</b>	<b>15.0</b>
RM-16	80	2,722s.f. per dwelling unit	25	20	15.0

**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 and pending pre-meeting reviews:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues reported to date.	
<b>Streets/Sanitation</b>	No issues reported to date.	
<b>Police</b>	No issues reported to date.	
<b>Fire Department</b>	No issues reported to date.	No issues reported to date.
<b>MPO</b>	No issues reported to date.	
<b>Jets</b>	No issues reported to date.	
<b>Utility Companies</b>	No issues reported to date.	
<b>School District</b>	Request for review was sent to the school board.	Pending

\*\*\*\*\*

**RECORD OF PROCEEDINGS: MAPC PUBLIC HEARING HELD SEPTEMBER 8, 2015:**

**Applicant:**

**Mr. George Hamman**, Civilogic, appeared and stated that he prepared the application and survey. The site layout was emailed just recently. They have no objections to the Staff Report findings and stipulations. The owners have agreed to modify the request to an RM-8 L.U.O. restricted to 10 units, 5 duplexes. We have taken into account the Belt Street Right-of-way.

**Staff:**

**Mr. Spriggs** gave Staff Summary comments noting the surrounding conditions. Regarding the Land Use Plan, the property is recommended for Moderate Intensity Growth Sector, which will

make this proposal consistent with the density levels if modified to an RM-8 District. The surrounding vicinity was described having other apartments in the area and rental properties, commercial/industrial uses abutting, single family residential built within the I-1 District is also south of the site (photographs were shown). The Master Street Plan recommendations having Belt Street as a collector road will be addressed as noted by the applicant.

**Mr. Spriggs:** There were no comments or issues forwarded from the utility companies nor reviewing departments. Engineering and MPO were present in the pre-meeting. The school district was notified of this agenda item for multi-family, however Staff urges the applicant to forward a letter of intent to the School District prior to Council review.

**Mr. Spriggs:** As noted in the Staff Summary, the applicant originally proposed the RM-12 District which would result a higher density, and the applicant has revised the petition to an RM-8. The conditions were read regarding Storm Water Regulations, Site Plan requirements, Master Street Plan compliance, and the maximum of 10 units proposed.

**Public Input:**

**Harold Carter,** Jonesboro AR, Stated that he had some questions on these apartments being built. A site plan will be required. When you do the review, you should consider some requirement for sidewalks to be placed outside these apartments, because the roads are not suitable for walking. The population is only going to increase.

**John Ollis,** representing his parents who live at 1120 Belt St. (for 30 years), which is the single family home on the corner that currently shares a driveway. It is the only entrance to my parent's garage. That driveway is 100% on property next door, and we have concerns about apartments. Mr. Ollis presented some photographs. They have concerns about how they will get to their house once the apartments are put in.

**Mr. Spriggs:** Do you know if there is an ingress /egress easement or any verbal agreement?

**Mr. Stanley White:** Responded that over the 30 years he has maintained the gravel in between the driveways. That was a shared driveway with him and the former owner. They had no problems nor written complaints. It's in bad shape, but it suits us, he noted.

**Mr. Hamman:** We were not aware of the verbal agreements. **Mr. Spriggs:** Does it propose a problem? **Mr. Hamman:** Agreed that it could be worked out prior to site plan approval.

**Mr. Spriggs:** An approval can be contingent upon the owners agreeing to some form of access agreement and not preventing the neighbor's access. The applicants agreed to add that as a fifth condition. It could be address on some form of recorded plat.

**Mr. Bailey:** Just to make this clear, are you all doing this as a good faith effort to the neighboring property owners? Are they not legally obligated to provide that access?

**Mr. Spriggs:** That is a legal determination that cannot be solved in this setting. Apparently there were some verbal agreements between two owners; that legality would have to be handled separately.

**City Attorney Carol Duncan:** We can't give them legal advice on that; however, the lapse of time or having been used for that long and that purpose might give them some legal standing, but that is something that you both will have to work out.

**Mr. Hoelscher:** Will the City require the new drive to be paved? **Mr. Spriggs:** It depends on how that is coordinated. There may be some proximity issues to other drives. The engineer would have to creatively work that out.

**Mr. Reece:** Asked to see the area zoning map.

**Mr. Spriggs** noted that the primary zoning is R-3 and I-1, which were built as single family homes with apartments to the south and west. R-1 District exists to the north. The zoning map was shown.

**Mr. Kelton:** Stated that he drove the area and at that intersection of Belt & Old Greensboro, he noticed that the cars traveling west-bound on Belt St., disregard and run through the stop sign often. Please keep that in mind when working on the access.

**Commission Action:** **Motion** was made by **Mr. Bailey** to recommend approval to City Council for a change to RM-8 L.U.O. District, subject to the noted conditions; **Motion was seconded** by **Mr. Scurlock**.

**(8-0 Vote)**

**Roll Call Vote:** Mr. Reece- **Aye**; Mr. Cooper- **Aye**; Mr. Hoelscher- **Aye**; Mr. Perkins- **Aye**; Mr. Kelton- **Aye**; Mr. Scurlock- **Aye**; Mr. Bailey- **Aye**; Mrs. Schrantz- **Aye**. Mr. Lonnie Roberts Jr. was **Chair**.

\*\*\*\*\*

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 15-14, and is recommended for approval from “R-1” Single Family to “RM-8 L.U.O.” (Modified), with 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.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Belt St. upon any future redevelopment of the site.
4. The property shall be redeveloped under the RM-8 District standards, with a maximum of 10 units.
5. The property shall be replatted showing joint access agreements allowing access to the eastern neighboring property.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP, Planning & Zoning Director

# Site Photographs



View looking East on Belt St Site on Left



View looking north on Calion St. toward project site



View looking West from Site Entrance



View looking Southwest on Belt Street from property location



View looking west from the site



View looking apartments west of the site (Patrick @Belt St.)





View from Calion St. looking towards site



View of East Neighboring Property



View looking at Commercial Property on the West of Site



## Legislation Details (With Text)

**File #:** ORD-16:003    **Version:** 1    **Name:** Waive bidding to purchase a new vehicle for the Mayor's Office  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 1/8/2016    **In control:** Finance & Administration Council Committee  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A 2016 GMC YUKON XL FROM CAVENAUGH AUTO GROUP FOR THE MAYOR'S OFFICE.  
**Sponsors:** Mayor's Office  
**Indexes:** Property purchase - personal  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
1/12/2016	1	Finance & Administration Council Committee		

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A 2016 GMC YUKON XL FROM CAVENAUGH AUTO GROUP FOR THE MAYOR'S OFFICE.

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

WHEREAS, The Mayor's office of the City of Jonesboro, needs to purchase (1) new Yukon to replace an older Suburban. Said Yukon can be obtained from Cavanaugh Auto Group for a total of \$64,893.79.

WHEREAS, The following Suburban will be traded in: 2013 Chevrolet Suburban, VIN Number 1GNSKKE70DR364027 with trade in amount of 45,393.79 leaving a net difference of \$19,500.00.

NOW, THEREFORE, BE IT ORDAINED BY THE City Council for the City of Jonesboro, Arkansas:

SECTION 1: That the City Council in accord with the terms of A.C.A. Section 14-58-303 hereby waives the requirement of competitive bidding. Competitive bidding is not practical or feasible due to the trade in value difference between dealers, the current value is the highest price reduction for the trade.

SECTION 2: That the City Council directs the purchasing officer to purchase the above described truck for the price set forth above.

SECTION 3: This ordinance being necessary for the financial continuity of the City of Jonesboro is hereby declared to be an emergency and shall take effect from and after its passage.



## Legislation Details (With Text)

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**File #:** ORD-16:004    **Version:** 2    **Name:** Amend the 2016 budget  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 1/13/2016    **In control:** City Council  
**On agenda:**    **Final action:**

**Title:** ORDINANCE TO AMEND THE 2016 BUDGET ORDINANCE (O-EN-001-2016) FOR ANIMAL CONTROL, CITY CLERK, AND E911, AND DECLARING AN EMERGENCY FOR THE PREVENTION OF UNNECESSARY DELAYS AND FOR THE FINANCIAL CONTINUITY OF THE CITY OF JONESBORO

**Sponsors:**

**Indexes:** Budget amendment

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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ORDINANCE TO AMEND THE 2016 BUDGET ORDINANCE (O-EN-001-2016) FOR ANIMAL CONTROL, CITY CLERK, AND E911, AND DECLARING AN EMERGENCY FOR THE PREVENTION OF UNNECESSARY DELAYS AND FOR THE FINANCIAL CONTINUITY OF THE CITY OF JONESBORO

Whereas, on January 5, 2016, the Jonesboro City Council adopted the 2016 budget with the stipulation that amendments would be made to the adopted budget; and

Whereas, the Finance Committee reviewed and approved changes to the budgets of Animal Control, City Clerk, and E911.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. That the following amendments are made to the 2016 budget ordinance:

Animal Control

Fixed Assets                      Additional \$24,000 for a second pick-up truck, with a total amount of \$48,000.

City Clerk

Dues & Subscriptions            Additional \$600 for previous contractual agreement with Adobe software for a total amount of \$1,100.

Maintenance Contracts           Additional \$735 for previous contractual agreement with Legistar for a total of amount of \$25,235.

Salaries Fund the position of Office Manager in lieu of the Administrative Secretary, at a Grade 113 with the lowest starting salary of \$33,787.

E-911

Fixed Assets The total for all fixed assets was \$27,696, which included a Sport Utility Vehicle for \$17,696. The amendment shall be for an additional \$6,000 for a pick-up truck in lieu of the Sport Utility Vehicle, increasing the total of fixed assets from \$27,696 to \$33,696.

Section 2. This ordinance being necessary for the prevention of unnecessary delays and for the financial continuity of the City of Jonesboro, there is hereby declared to be an emergency and this ordinance shall take effect from and after its passage and approval.



## Legislation Details (With Text)

<b>File #:</b>	ORD-16:005	<b>Version:</b>	1	<b>Name:</b>	Rezoning north of East Craighead Forest Road, west of Bekah Drive
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	First Reading
<b>File created:</b>	1/14/2016	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 TO PD-RM FOR PROPERTY LOCATED AT THE END OF DENA JO DRIVE, WEST OF BEKAH DRIVE AS REQUESTED BY PDW PROPERTIES, LLC				
<b>Sponsors:</b>					
<b>Indexes:</b>	Rezoning				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Plat</a> <a href="#">MAPC Report</a>				

Date	Ver.	Action By	Action	Result
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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, 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: Residential, R-2  
TO: Planned Unit Development, PD-RM

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Northwest Quarter of Section 5, Township 13 North, Range 4 East, Craighead County, Arkansas being more particularly described as follows:

From the Center of said Section 5, run S89°50'19"W a distance of 353.61 ft. to a point; thence N34°13'22"W a distance of 111.71 ft. to a point; thence S47°21'00"W a distance of 136.61 ft. to a point; thence S89°50'19"W a distance of 648.94 ft. to a point; thence N00°51'30"E a distance of 290.68 ft. to the POINT OF BEGINNING; thence N89°08'30"W a distance of 243.95 ft. to a point; thence N00°51'30"E a distance of 871.05 ft. to a point; thence S89°08'30"E a distance of 213.95 ft. to a point; thence S00°51'30"W a distance of 275.57 ft. to a point; thence S89°08'30"E a distance of 30.00 ft. to a point; thence S00°51'30"W a distance of 595.48 ft. to a point, said point being the POINT OF BEGINNING, containing 4.69 acres.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final site Plan review and approval by the MAPC on the undeveloped unplatted acreage.
2. A detailed lighting plan and landscaping plan shall be submitted to the MAPC. All dumpster areas shall be screened on three sides and hidden from public view from any direction.
3. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
4. That prior to any issuance of Certificate of Occupancy of new units, all requirements stipulated by all city, state and local agencies shall be satisfied.
5. The development shall be limited to 42 units within the legal boundary of this request.

This record is currently unavailable.





**City of Jonesboro City Council**  
**Staff Report – RZ 15-17 Sid Pickle - Savannah Hills Dr.**  
**Municipal Center - 300 S. Church St.**  
*For Consideration by the Council on Tuesday, January 19, 2016*

**REQUEST:** To consider a rezoning of the land containing 4.69 acres more or less. (204,225.50 sq. ft.)

**PURPOSE:** A request to consider recommendation to Council for a rezoning from "R-2" Low Density Multi-Family to "PD-RM" – Residential Multi-Family Planned Development.

**APPLICANT/ OWNER:** PDW Properties, LLC - Sid Pickle 2729 E. Nettleton Ste. E., Jonesboro, AR

**LOCATION:** Located at the end of Dena Jo Drive and west of 4301 - 4313 Bekah Drive, Jonesboro, AR *(formerly a portion of Craighills Golf Course)*

**SITE DESCRIPTION:** *Tract Size: Approx.: 4.69 +/- Acres (Approx. 204,225.50 sq. ft.)  
 Frontage: No Frontage on Main Road  
 Topography: Gentle Rolling Terrain  
 Existing Development: Vacant Land / Formerly a Golf Course*

<b>SURROUNDING CONDITIONS:</b>	<b>ZONE</b>	<b>LAND USE</b>
	North: R-2 Multi Family / PD-RM	Multi Family
	South: R-2 Multi Family	Multi Family
	East: R-2 Multi Family / PD-RM	Multi Family
	West: R-2 Multi Family	Multi Family

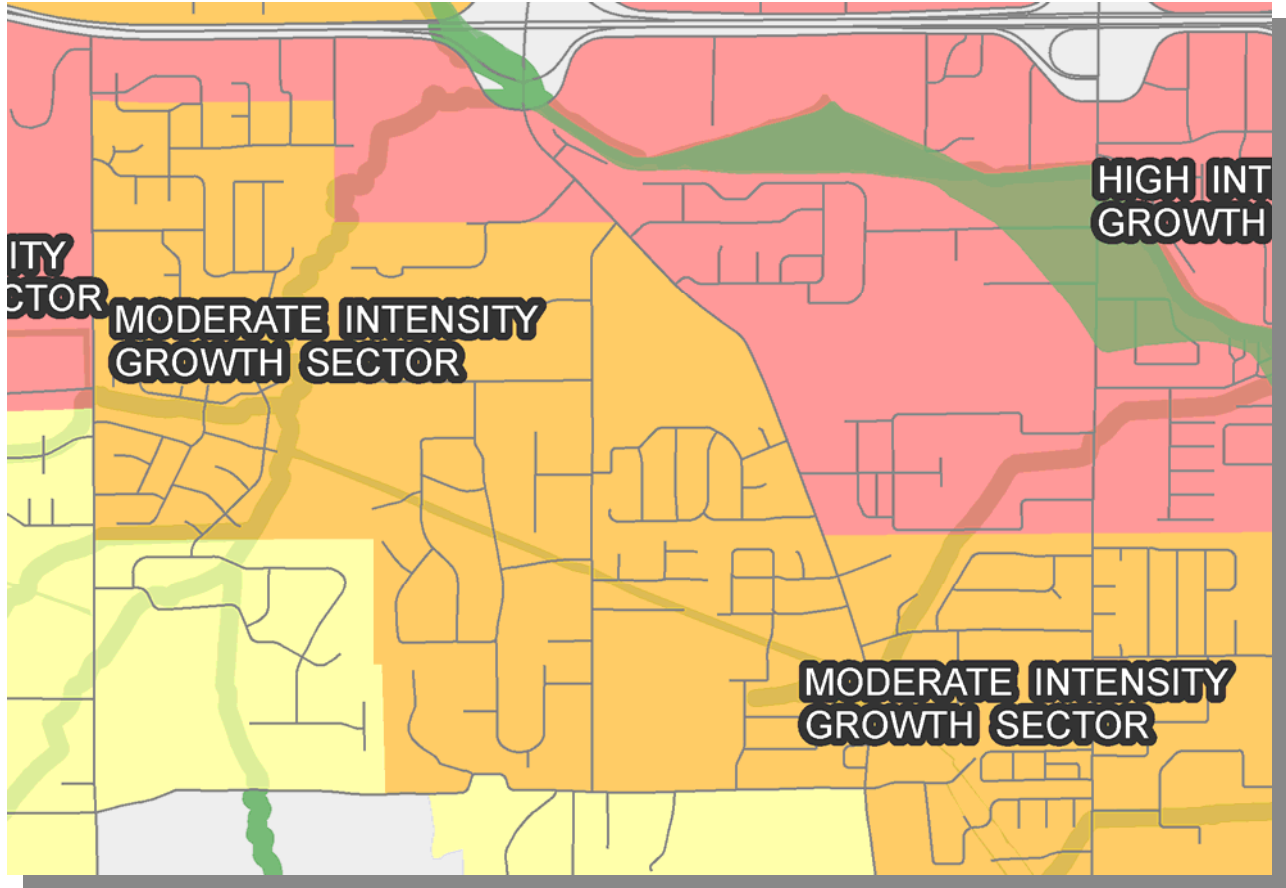
**HISTORY:** Former Craighills Golf Course - R-2 Multi-family Zoning

**ZONING ANALYSIS**

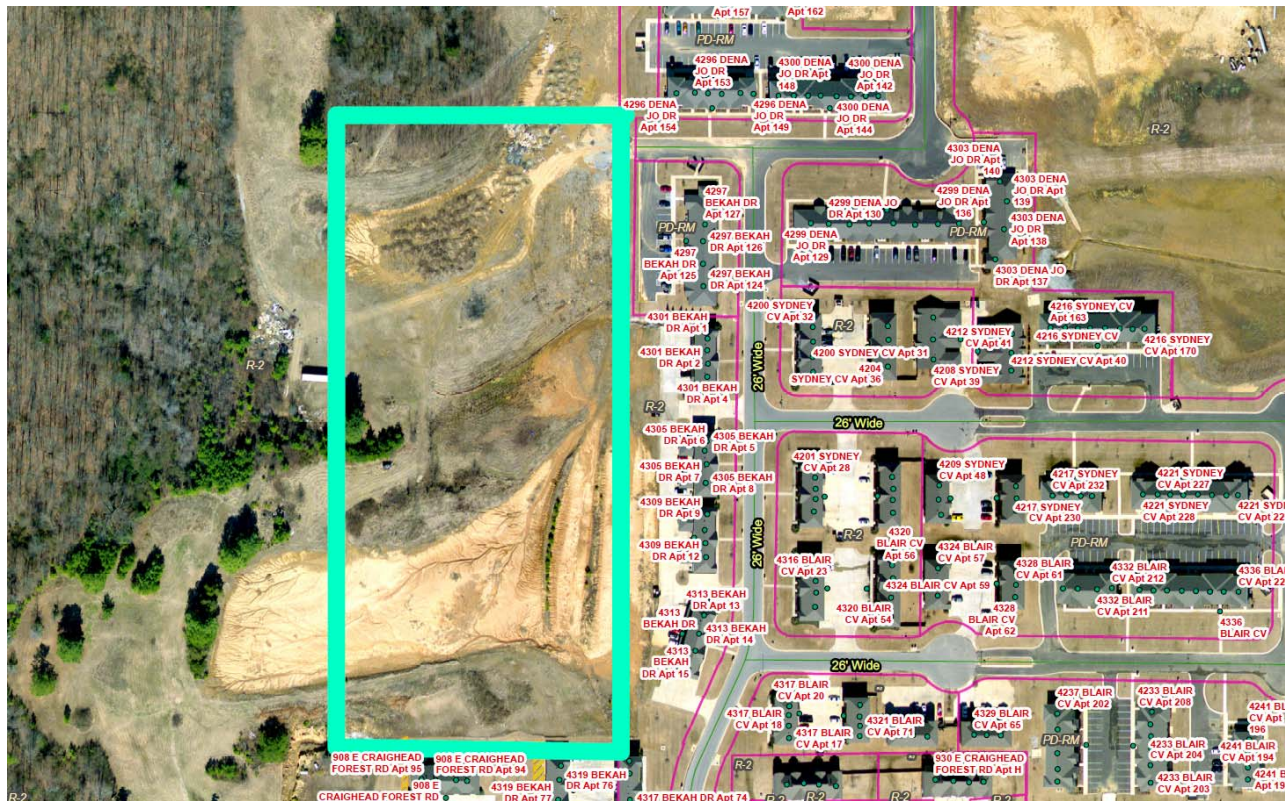
*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Jonesboro Comprehensive Future Land Use Map which shows the area recommended as Moderate Intensity Growth Sector. This designation includes attached single family, duplexes, triplexes and fourplexes. In the PD Districts, fifteen dwelling units per net residential acres for triplexes, fourplexes, and row or terrace housing are permitted. This request is consistent with the adopted plan.



*Adopted Land Use Map*










*Vicinity/Zoning Map*

**Master Street Plan/Transportation**

The subject project site is self-contained and is served by internal private drives off of the local street Bekah Drive, which extends off Craighead Forest Rd. right of way access, categorized as a collector road on the Jonesboro Master Street Plan; and, Harrisburg Road is considered a minor arterial road, which are indirectly affected by the development of vacant land in this area. The owner of the subject site is permitted and has been developing the current acreage over the last 4 to 5 years under the R-2 and PD-RM Zoning District requirements. Therefore, the current request will cause such site improvements to continue at that same density, but in a more efficient and with desirable planning principles.

**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 PD-RM District rezoning is consistent with the Adopted Land Use Plan, which is recommended as Moderate Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117.  The applicant proposes to rezone the property to PD-RM Multi-Family Planned Development. The current Zoning Code does not allow for flexibility or good planning conventions.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Other similar rezoning has existed in the region. This is a residential area of the city with R-2 and R-1 zonings existing.	
(d) Suitability of the subject property for the uses to which it has been restricted without the amendment;	Suitability is not an issue.	
(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	The applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	The property is vacant undeveloped land.	
(g) 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 impacts, utilities are present with the adjoining development to the East from the previous Phases.	

## **STAFF FINDINGS:**

### **APPLICANTS PURPOSE:**

The applicant is requesting approval of rezoning that will promote a use of the subject property, which only enhances the adjoining zoned property owned by the same owner to the immediate east. The property is currently vacant undeveloped land.

### **The purpose of the PD planned development district is to:**

- (1) Allow for flexibility in the zoning requirements where the result will be a higher quality development;
- (2) Provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible;
- (3) Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features;
- (4) Obtain creative and coordinated designs and allow procedures supplemental to those applicable in other use districts to establish under which development plans particularly designed to meet the objectives of this section; and
- (5) Allow for creative development that conforms to the goals and objectives set for in the city comprehensive plan.

### **ZONING CODE ANALYSIS:**

#### *Site Information Details:*

**Proposed Use - 14 Triplex Buildings**

**Proposed Density - 8.96 Units Per Acre**

Building Area - 38,220 sq. ft.

Building Area Coverage - 18.7%

Parking Required is 2.25 Spaces per 2 Bedroom Unit.

Parking Required is  $2.24 \times 42 = 95$  parking spaces.

Parking Available is 111 spaces.

Impervious Area is 102,169.5 sq. ft.

Common Area is 20% of total development.

Common Area Required is  $4.69 \text{ Acres} \times 20\% = 0.94$  acres

Common Area Provided is 1.25 Acres.

Below is the permitted use table excerpt, which depicts the various uses allowed by-right or as a Conditional Use application. By default a number of the uses will not be allowed merely because of required size/space and minimal lot/bulk setback regulations.

The applicant has proposed a rezoning to PD-RM. The RM-4, RM-6, RM-12, and RM-16 Districts are permitted in a PD-RM. Staff has listed the permitted uses to be allowed within the development as follows. However, due to the fact that a specific concept plan has been proposed for review, the final development plan will be limited to attached multi-family at the proposed density level (9 units/acre) if approved.

List of Residential Uses	RM-4	RM-6	RM-8	RM-12	RM-16
Single-Family Attached	Permitted	Permitted	Permitted	Permitted	Permitted
Duplex, Triplex, Fourplex	Permitted	Permitted	Permitted	Permitted	Permitted
Emergency housing unit	Conditional				
Multifamily	Permitted	Permitted	Permitted	Permitted	Permitted
Manufactured housing unit			Conditional	Permitted	Permitted
Manufactured Housing Residential Design			Conditional	Permitted	Permitted
Group residential	Permitted	Permitted	Permitted	Permitted	Permitted
List of Civic/Commercial Uses	RM-4	RM-6	RM-8	RM-12	RM-16
Automated teller machine				Conditional	Conditional
Bed and breakfast	Conditional	Conditional	Conditional	Conditional	Conditional
Cemetery	Conditional	Conditional	Conditional	Conditional	Conditional
Church	Conditional	Conditional	Conditional	Conditional	Conditional
College or university	Permitted	Permitted	Permitted	Permitted	Permitted
Communication tower	Conditional	Conditional	Conditional	Conditional	Conditional
Convenience store				Conditional	Conditional
Day care, limited (family home)	Permitted	Permitted	Permitted	Permitted	Permitted
Day care, general			Conditional	Conditional	Conditional
Golf course	Permitted	Permitted	Permitted	Permitted	Permitted
Government service**	Permitted	Permitted	Permitted	Permitted	Permitted
Hospital	Permitted	Permitted	Permitted	Permitted	Permitted
Library	Permitted	Permitted	Permitted	Permitted	Permitted
Medical service/office				Conditional	Conditional
Museum				Conditional	Conditional
Nursing home				Conditional	Conditional
Parks and recreation	Permitted	Permitted	Permitted	Permitted	Permitted
Safety services	Conditional	Conditional	Permitted	Permitted	Permitted
School, elementary, middle and high	Permitted	Permitted	Permitted	Permitted	Permitted
Utility, major	Conditional	Conditional	Conditional	Conditional	Conditional
Utility, minor	Permitted	Permitted	Permitted	Permitted	Permitted

**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 and pending pre-meeting reviews:

Department/Agency	Reports/ Comments	Status
<b>Engineering</b>	No issues reported to date.	
<b>Streets/Sanitation</b>	No issues reported to date.	
<b>Police</b>	No issues reported to date.	
<b>Fire Department</b>	No issues reported to date.	
<b>MPO</b>	No issues reported to date.	
<b>Jets</b>	No issues reported to date.	
<b>Utility Companies</b>	No issues reported to date.	

**MAPC RECORD OF PROCEEDINGS: Public Hearing held January 12, 2016**

**Applicant: Mr. Michael Boggs**, TraLan Engineering appeared before the Commission stating that he is representing the owner who is looking to develop 4.69 acres of property to PD-RM preexisting the Craighead Golf course. Existing district is R-2. We are proposing 14 buildings; 14 triplex units.

**Staff: Mrs. Tracy McGaha:** This case is for 4.69 acres from R-2 Low Density to PD-RM. The surrounding conditions were described. The proposal is consistent with the Land Use Plan- Moderate Intensity Growth Sector which suggests Triplex, duplex and fourplexes. The plan complies to the Master Street Plan. The proposed RM zoning is more flexible than the preexisting R-2 District. The concept plan will be limited to the number of units listed.

**Ms. McGaha:** No other departments or agencies had issue with the proposal. The conditions were read, see below.

**Public Input:** No opposition present.

**Mr. Kelton:** What is the height of the proposed building? **Mr. Gilliam:** 27 ft. **Mr. Kelton:** The screening won't be an issue? **Mr. Spriggs** explained that comments regarding screening were suggested regarding any outdoor storage of equipment, which should be screened from public view. **Mr. Kelton** commented that the proposed building will hide most of that.

**Commission Action:** **Approved 6-0 vote.**

Motion was made by **Mr. Cooper** to recommend approval to City Council as presented with conditions; seconded by **Mr. Scurlock**.

**Roll Call Vote:** Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Cooper-Aye; Mr. Bailey-Aye; Mrs. Schrantz- Aye; Mr. Perkins- Aye; **Absent were:** Mr. Hoelscher; Mr. Reese; Mr. Roberts was chair.

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Sid Pickle should be evaluated based on the above observations and criteria, of Case RZ 15-17, a request to rezone property from "R-2" Low Density Multi-Family to "PD-RM" - Multi-Family Planned Development, to be recommended to the Commission with the following conditions:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final site Plan review and approval by the MAPC on the undeveloped unplatted acreage.
2. A detailed lighting plan and landscaping plan shall be submitted to the MAPC. All dumpster areas shall be screened on three sides and hidden from public view from any direction.

3. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
4. That prior to any issuance of Certificate of Occupancy of new units, all requirements stipulated by all city, state and local agencies shall be satisfied.
5. The development shall be limited to 42 units within the legal boundary of this request.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP Planning & Zoning Director

\*\*\*\*\*

# Site Photographs



View looking North onto Site



View looking west from Dena Jo access point





View looking west from Dena Jo access point



View on Site looking South



View on Site looking North



Legislation Details (With Text)

**File #:** ORD-16:006    **Version:** 1    **Name:** Rezoning at 4908 & 4910 E. Highland Avenue  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 1/14/2016    **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 FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 4908 & 4910 E. HIGHLAND AVENUE AS REQUESTED BY BOBBY & ZACH GILLIAM  
**Sponsors:**  
**Indexes:** Rezoning  
**Code sections:**  
**Attachments:** [Plat](#)  
[MAPC Report](#)

Date	Ver.	Action By	Action	Result
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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1:

CHAPTER 117, 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: Residential, R-1  
TO: General Commercial District, C-3 LUO, Hydraulic Business

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUATRER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEWEST QUARTER OF SECTION 23 AFORESAID; THENCE NORTH 0 DEGREES 33' EAST ALONG THE EAST LINE THEREOF 55.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 18; THENCE SOUTH 89 DEGREES 53' WEST ALONG SAID RIGHT OF WAY LINE 352 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 1DEGREE 29' EAST 185.3 2 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 18; THENCE SOUTH 89 DEGREES 53' WEST ALONG SAID RIGHT OF WAY LINE 51 FEET TO THE POINT OF BEGINNING PROPER.

AND

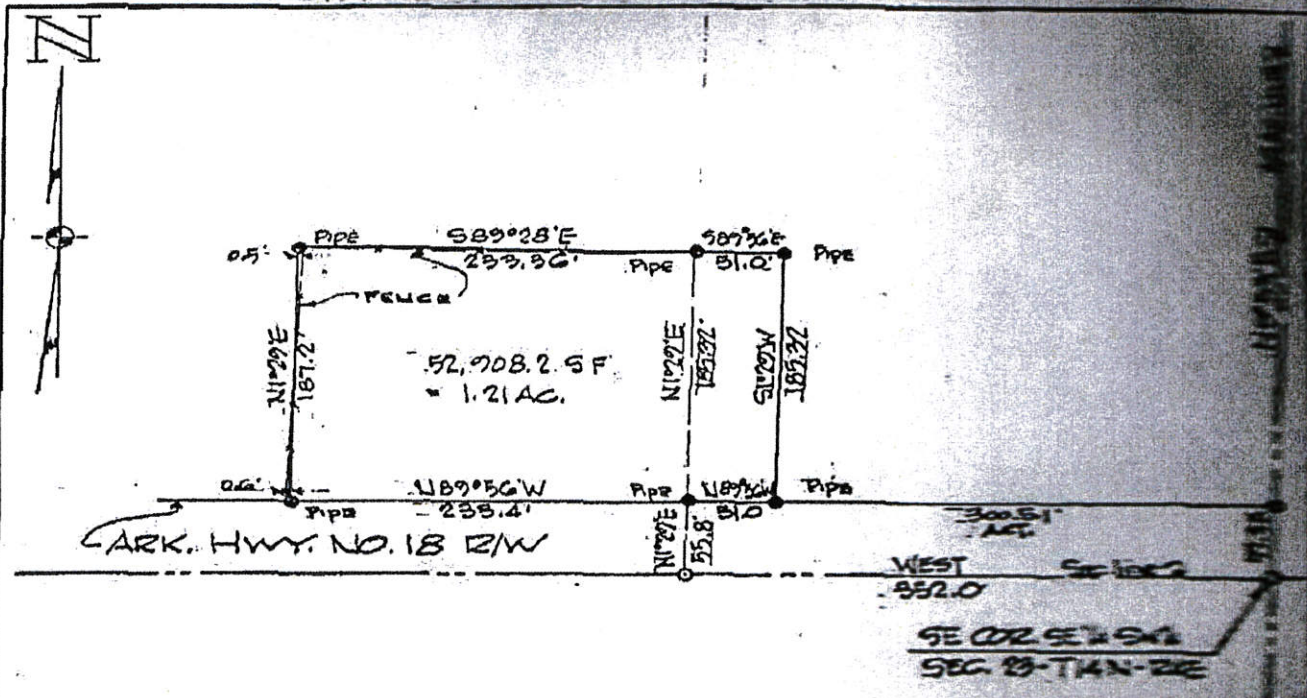
PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 AFORESAID; THENCE WEST ALONG THE SECTION LINE 352 FEET; THENCE NORTH 1DEGREE 29' EAST 36 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 18 AND THE POINT OF BEGINNING PROPER; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE 233.4 FEET TO A FENCE; THENCE NORTH 1DEGREE 29' EAST ALONG SAID FENCE 209 FEET TO A FENCE RUNNING EAST AND WEST; THENCE SOUTH 89 DEGREES 09' EAST ALONG SAID EAST-WEST FENCE 232.8 FEET; THENCE SOUTH 1DEGREE 29' WEST 204.9 FEET TO THE POINT OF BEGINNING PROPER, SUBJECT TO HIGHWAY RIGHT OF WAY.

SECTION 2:

THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

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 MAPC, prior to any redevelopment of the property.
3. The Rezoning Approval limits this use to the Hydraulic Business, and any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

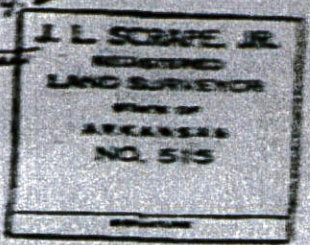
# Survey Plat



**CERTIFICATE OF SURVEY AND CORRECTIVE DESCRIPTION:**

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD AND ASSOCIATES, INC., CIVIL ENGINEERS SURVEYORS HAVE SURVEYED A PART OF THE SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SECTION 23-TOWNSHIP 14 NORTH-RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$  SW $\frac{1}{4}$  OF SAID SECTION 23; THENCE WEST ON THE SECTION LINE 332'; THENCE N1 $^{\circ}$  29'E 55.8' TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 18; THE POINT OF BEGINNING PROPER; THENCE N89 $^{\circ}$  56'W ALONG SAID RIGHT-OF-WAY LINE 233.4'; THENCE N1 $^{\circ}$  29'E 187.2'; THENCE S89 $^{\circ}$  28'E 233.36'; THENCE S89 $^{\circ}$  56'E 51'; THENCE S7 $^{\circ}$  29'W 185.32' TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 18; THENCE N89 $^{\circ}$  56'W ALONG SAID RIGHT-OF-WAY LINE 51' TO THE POINT OF BEGINNING PROPER, CONTAINING 1.21 ACRES AND BEING SUBJECT TO A FENCE ENCROACHMENT ALONG THE WEST SIDE THEREOF.

A true copy of the original as filed has  
 rec'd this 12 day of May 1977 at  
 Opie Chambers, Clerk *[Signature]*



**HAYWOOD, KENWARD & ASSOCIATES, INC.**

CIVIL ENGINEERS - SURVEYORS  
 603 SOUTHWEST DRIVE  
 JONESBORO, ARKANSAS 72401

*Clay Kenward*

**CORRECTIVE SURVEY**

DATE 5-22-77	APPROVED BY <i>[Signature]</i>	SCALE 1"=40'	BY CK
HERBERT D. & FAYE NEWCOM LAND JONESBORO, ARKANSAS JONESBORO, ARKANSAS 72401			

*City of Jonesboro City Council*  
**Staff Report – RZ 15-16: 4908 & 4910 E. Highland Ave. Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Council on January 19, 2016*

**REQUEST:** To consider a rezoning of one tract of land containing 1.21 acres more or less.

**PURPOSE:** A request to consider recommendation to Council by the MAPC for a rezoning from “R-1” Single Family residence to “C-3 L.U.O.” General Commercial District Limited Use Overlay, Hydraulic Commercial Business.

**APPLICANTS/  
OWNER:** **Bobby and Zach Gilliam**, 4910 E. Highland Ave., Jonesboro, AR

**LOCATION:** 4908 & 4910 E. Highland Ave./HWY 18 E.

**SITE DESCRIPTION:** **Tract Size:** Approx. 1.21 Acres  
**Street Frontage:** 284.4 ft. along E. Highland Dr.  
**Topography:** Undeveloped flat.  
**Existing Development:** Existing Commercial building grandfathered, within the floodplain.

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>R-6 LUO, Multi-Family Apartments</b>
<b>South</b>	<b>I-2, Industrial</b>
<b>East</b>	<b>R-1, Residential</b>
<b>West</b>	<b>R-1, Residential</b>

**HISTORY:** Property was annexed into the city on January 18, 1988 as R-1 Single Family, having a commercial business onsite.

**ZONING ANALYSIS**

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

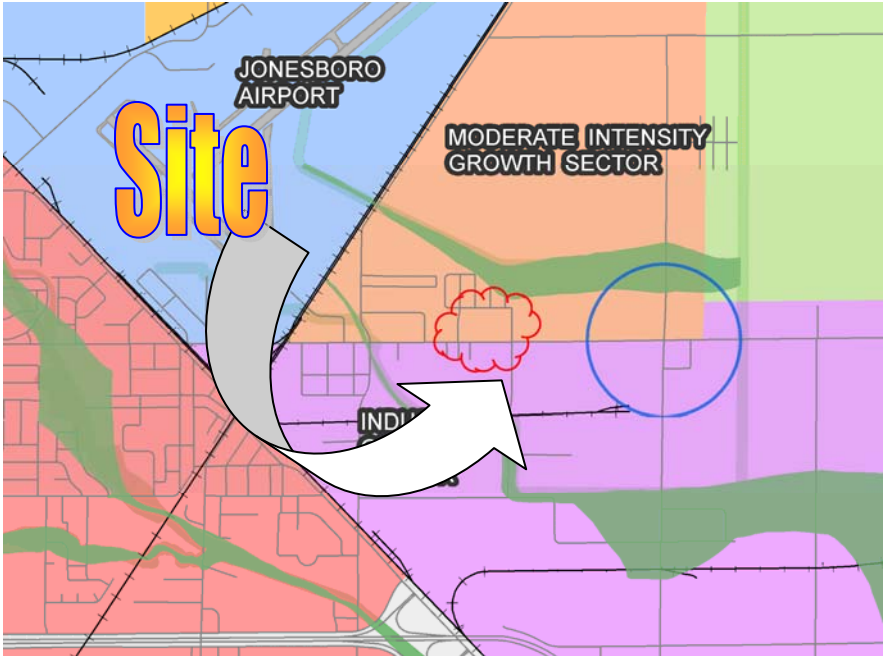
**COMPREHENSIVE PLAN LAND USE MAP**

The Current/Future Land Use Map recommends this location as Moderate Intensity Growth Sector. The proposed rezoning is consistent with the adopted Land Use Plan for the existing and proposed use if proper controls are implemented. Highway commercial is typical for this area.

**Moderate Intensity Recommended Use Types Include:** Neighborhood retail, Neighborhood services, office parks, small medical offices, Libraries, schools, other public facilities, Senior living centers, nursing homes, community-serving retail, small super market, convenience store, bank, etc.

**Master Street Plan/Transportation**

The subject site is served by E. Highland Ave., which on the Master Street Plan is defined as a Principal Arterial; the street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment. The recommended right-of-way is 120 ft., the submitted plat illustrates 55.8 ft. Any replat should satisfy the minimum requirement.










Adopted Land Use Map



Aerial/Zoning Map

**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) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map.</b>	The proposed C-3 LU-O District rezoning is consistent with the Future Land Use Plan, which was categorized as Moderate Intensity Growth Sector.	
(b) <b>Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, if property storage and screening is implemented.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved. This area is the front entrance to the Industrial Park area. Therefore contractor enterprises are compatible.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.</b>	Property is not suitable for single family residential, and non-conforming uses are intended to comply eventually.	
(e) <b>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.</b>	This site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(f) <b>Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant.</b>	Property is occupied and has been for the last 15 years.	
(g) <b>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.</b>	Minimal impact if rezoned due to the fact that business currently exist with only minor upgrades.	



**Staff Findings:**

**Applicant’s Purpose:**

The applicants, Bobby and Zach Gilliam, have recently purchased the property after renting for 15 years. The business is called Jonesboro Hydraulics; they sell, assemble and repair hydraulics. They wish to expand their current business by building an additional building to operate out of. Property is north of I-1 Zoning District property- Hytrol Conveyer. To the east of the property, Irby Electric, which is also zoned R-1 (Non-conforming Use). To the north and west of the property are residential and multi-family districts. Staff recommends approval of this case based upon any redevelopment of the subject properties being subject to MAPC review and approval of a final site plan.

**Chapter 117 of the City Code of Ordinances/Zoning defines Commercial District as follows:**

***C-3, general commercial district.*** The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial streets. Development of grouping of facilities shall be encouraged, as opposed to less desirable strip commercial.

In reviewing the basis for this case, Staff consulted with the applicant to explain that General Commercial Districts typically limited outdoor storage and industrial activities and may require certain screening/buffering to assure compatibility with areas abutting residential property.

**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.	Attended pre-meeting
Streets/Sanitation	No objections to date.	
Police	No objections to date.	
Fire Department	No objections.	
MPO	No objections to this rezoning to date.	Attended pre-meeting
Jets	No objections to date.	
Utility Companies	No objections to this rezoning to date.	Attended pre-meeting

**Zoning Code Allowable Uses:**

Below is the Table of Permitted Uses regarding the requested C-3, L.U.O. General District. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank:

Uses	C-3	Uses	C-3
Manufactured housing unit		Utility, major	C
Airport or airstrip		Utility, minor	P
Animal care, general	P	Vehicle and equipment sales	P
Auditorium or stadium	C	Vehicle repair, general	P
Automated teller machine	P	Vehicle repair, limited	P
Bank or financial institution	P	Vocational school	P
Carwash	P	Warehouse, residential (mini) storage	C
Cemetery	P	Vehicular and equipment storage yard	
Church	P	Asphalt or concrete plant	
College or university	P	Auto wrecking or salvage yard	
Communication tower	C	Basic industry	
Construction sales and service		Freight terminal	C
Convenience store	P	Landfill (private)	
Day care, limited (family home)	P	Manufacturing, general	
Day care, general	P	Manufacturing, limited	
Entertainment, adult	C	Mining or quarrying	
Government service	P	Oil and gas drilling	
Indoor firing range		Research services	C
Library	P	Solid waste incinerator	
Medical service/office	P	Warehousing	
Museum	P	Welding or machine shop	
Office, general	P	Agriculture, animal	C
Parking lot, commercial	P	Agriculture, crop	
Parks and recreation	P	Agriculture, farmers market	P
Pawn shops	P	Agriculture, product sales	
Post office	P	Sign, off-premises*	P
Recreation/entertainment, indoor	P	Retail/service	P
Recreation/entertainment, outdoor	P	Safety services	P
Recreational vehicle park	P	School, elementary, middle and high	P
Restaurant, fast-food	P	Service station	P
Restaurant, general	P	Sign, off-premises*	P

**MAPC RECORD OF PROCEEDINGS: Public Hearing held January 12, 2016**

**Applicant:** **Mr. Bobby Gilliam** appeared before the Commission stating that they want to rezone the property from residential to commercial. He added that they are wanting to build a 3-bay truck garage to work on big trucks, now done outside. We will enclose the existing concrete and steel framed structure.

**Staff:** **Mrs. Simpson** presented the summary of the Staff Report noting the surrounding conditions and zoning classifications. The residential districts to the north and west were referenced. There is a small tract of C-3 property to the east, in which they own also. The property was annexed into the City in January 19, 1988 as a commercial business. The adopted Land Use Map recommends Moderate Growth Sector. If the proper controls are implemented, Staff feels that compliance can be achieved. This sector suggests uses such as neighborhood retail/retail services, small medical offices, Libraries, schools, other public facilities, senior living centers, nursing homes, community-serving retail, small super market, convenience store, bank, etc. The request is consistent with the Master Street Plan recommendations as Principle Arterial.

**Mrs. Simpson:** Upon visiting the site, there were some staff concerns of buffering and screening of the abutting residential. This land was purchased recently after being rented for several years with the current business. They are looking for cover for the hydraulic business from weather elements as a limited use overlay.

*The four recommended conditions were read:*

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 MAPC, prior to any redevelopment of the property.
3. The Rezoning Approval limits this use to the Hydraulic Business, and any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

**Public Input:** No opposition present.

**Mr. Kelton:** What is the height of the proposed building? **Mr. Gilliam:** 27 ft. **Mr. Kelton:** The screening won't be an issue? **Mr. Spriggs** explained that comments regarding screening were suggested regarding any outdoor storage of equipment, which should be screened from public view. **Mr. Kelton** commented that the proposed building will hide most of that.

**Commission Action:** **Approved 6-0 vote.**

Motion was made by **Mr. Scurlock** to recommend approval to City Council as presented with conditions; seconded by **Mr. Perkins**.

**Roll Call Vote:** Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Cooper-Aye; Mr. Bailey-Aye; Mrs. Schrantz- Aye; Mr. Perkins- Aye; **Absent were:** Mr. Hoelscher; Mr. Reese; Mr. Roberts was chair.

**Conclusion:**

The MAPC and 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 15-16, a request to rezone property from “R-1” Single Family to “C-3”, L.U.O., General Commercial District, Hydraulic Business subject to final site plan approval by the MAPC.

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 MAPC, prior to any redevelopment of the property.
3. The Rezoning Approval limits this use to the Hydraulic Business, and any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

\*\*\*\*\*

# Site Photographs



View looking North at entrance off Hwy. 18



View looking North at entrance off Hwy. 18



View looking North



View looking Northeast, Commercial on East side



View looking West on Site



View looking Northwest on Site



View looking West from Site





## Legislation Details (With Text)

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**File #:** COM-16:005    **Version:** 1    **Name:** Airport Commission financial statement for December 31, 2015  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 1/8/2016    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Airport Commission financial statements for December 31, 2015  
**Sponsors:** Municipal Airport Commission  
**Indexes:** Airport financial statements  
**Code sections:**  
**Attachments:** [Financial report](#)

Date	Ver.	Action By	Action	Result
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Airport Commission financial statements for December 31, 2015

**Jonesboro Airport Commission  
Financial Statements  
For the Twelve Months Ended December 31, 2015 and 2014**

Orr, Lamb & Fegtly, PLC  
PO Box 1796  
Jonesboro, AR 72403

Accountant's Compilation Report

Jonesboro Airport Commission  
Jonesboro, Arkansas

We have compiled the accompanying statement of assets, liabilities, and equity-modified cash basis of Jonesboro Airport Commission as of December 31, 2015, and the related statement of revenues and expenses-modified cash basis for the one month and 12 Months ended December 31, 2015 and 2014. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the modified cash basis of accounting.

Management is responsible for the preparation and fair presentation of financial statements in accordance with the modified cash basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are not material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the modified cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Commission's assets, liabilities, equity, revenue and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Jonesboro Airport Commission.

Orr, Lamb & Fegtly, PLC  
Certified Public Accountants

January 7, 2016

**Jonesboro Airport Commission  
Statement of Assets, Liabilities, and Equity  
Modified Cash Basis  
December 31, 2015**

**ASSETS**

**CURRENT ASSETS**

Cash - Centennial Bank	\$ 954,280.50	
Cash-Centennial Bank-Project Acct	<u>171.06</u>	
<b>Total Current Assets</b>		<b>\$ 954,451.56</b>

**PROPERTY AND EQUIPMENT**

**OTHER ASSETS**

Rice Growers Stock	<u>\$ 928.25</u>	
<b>Total Other Assets</b>		<u>928.25</u>
<b>TOTAL ASSETS</b>		<b><u>\$ 955,379.81</u></b>

See accountants' compilation report.

**Jonesboro Airport Commission**  
**Statement of Assets, Liabilities, and Equity**  
**Modified Cash Basis**  
**December 31, 2015**

**LIABILITIES AND EQUITY**

**CURRENT LIABILITIES**

Fica Taxes Payable	\$ 704.21
FWH Taxes Payable	346.00
SWH Taxes Payable	200.32
State Unemployment Payable	<u>3.63</u>

**Total Current Liabilities** \$ 1,254.16

**EQUITY**

Beg Retained Earnings	\$ 615,606.88
YTD Net Income(Loss)	<u>338,518.77</u>

**Total Equity** 954,125.65

**TOTAL LIABILITIES & EQUITY** \$ 955,379.81

See accountants' compilation report.

**Jonesboro Airport Commission**  
**Statement of Revenues & Expenses-Modified Cash Basis**  
**For the 1 Month and 12 Months Ended December 31, 2015 and 2014**

	<u>1 Month Ended</u> <u>December 31,</u> <u>2015</u>		<u>1 Month Ended</u> <u>December 31,</u> <u>2014</u>		<u>12 Months Ended</u> <u>December 31,</u> <u>2015</u>		<u>12 Months Ended</u> <u>December 31,</u> <u>2014</u>	
	%	%	%	%	%	%	%	
<b>Revenues</b>								
Grant Revenue-City of Jonesboro	\$ 0.00	0.00	\$ 0.00	0.00	\$ 70,000.00	5.59	\$ 73,000.00	4.34
Grant Revenue-Federal & State	19.40	0.03	0.00	0.00	784,166.34	62.61	1,217,422.45	72.38
Construction Reimbursements- no	0.00	0.00	0.00	0.00	14,329.40	1.14	0.00	0.00
T-Hanger Lease #2/#3	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	0.36
Hanger Revenue - FBO	17,645.00	28.28	15,745.00	28.02	200,340.00	16.00	161,027.91	9.57
Revenue-Sharp Aviation	2,105.80	3.37	2,105.80	3.75	25,269.60	2.02	24,703.20	1.47
Revenue-Gate Card Fees	50.00	0.08	0.00	0.00	5,000.00	0.40	4,950.00	0.29
T Hanger Leases	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	0.36
Fuel Flowage	6,976.80	11.18	5,773.20	10.27	68,315.85	5.45	53,998.16	3.21
HANGER-FOWLER FOODS	858.78	1.38	858.78	1.53	10,305.36	0.82	10,305.36	0.61
HANGER-LANDRY	315.86	0.51	0.00	0.00	631.72	0.05	300.00	0.02
HANGER-Pinnacle Operating Corp	1,600.00	2.56	1,600.00	2.85	19,200.00	1.53	19,200.00	1.14
HANGER-Goldeneye	0.00	0.00	500.00	0.89	2,500.00	0.20	5,500.00	0.33
Auto Rental Agency & Land Lease	0.00	0.00	0.00	0.00	300.00	0.02	300.00	0.02
HANGER-HYTROL	0.00	0.00	0.00	0.00	300.00	0.02	300.00	0.02
HANGER-GOLDEN EYE	500.00	0.80	0.00	0.00	3,500.00	0.28	500.00	0.03
Terminal Building Leases-AIR CH	1,100.00	1.76	1,100.00	1.96	12,122.28	0.97	13,100.00	0.78
Farm Rents	31,229.00	50.05	28,511.00	50.74	31,229.00	2.49	28,511.00	1.70
Other Income	0.00	0.00	0.00	0.00	4,954.43	0.40	56,905.17	3.38
<b>Total Revenues</b>	<u>62,400.64</u>	<u>100.00</u>	<u>56,193.78</u>	<u>100.00</u>	<u>1,252,463.98</u>	<u>100.0</u>	<u>1,682,023.25</u>	<u>100.0</u>
<b>Cost of Revenues</b>								
Grant Project Expenditures	0.00	0.00	0.00	0.00	723,778.60	57.79	1,330,912.23	79.13
Grounds	1,623.23	2.60	13.06	0.02	12,349.59	0.99	18,926.14	1.13
Hanger Expense-FBO	1,885.06	3.02	150.92	0.27	2,280.87	0.18	25,430.25	1.51
T-Hanger Expense	0.00	0.00	0.00	0.00	94.89	0.01	0.00	0.00
Terminal Building Expense-	1,117.61	1.79	2,042.29	3.63	25,112.08	2.01	22,036.98	1.31
Terminal Building Expense	47.85	0.08	0.00	0.00	1,143.92	0.09	1,096.57	0.07
Flight Service Station	0.00	0.00	0.00	0.00	19,619.00	1.57	0.00	0.00
Fire Rescue Building Expense	375.65	0.60	299.75	0.53	2,792.02	0.22	1,394.96	0.08
Sharp Aviation Expense	331.17	0.53	0.00	0.00	726.98	0.06	3,270.21	0.19
Old Terminal Bldg - CAP	0.00	0.00	0.00	0.00	363.94	0.03	5,670.00	0.34
Beacon & Field Lights	698.00	1.12	0.00	0.00	698.00	0.06	9,927.49	0.59
<b>Total Cost of Revenues</b>	<u>6,078.57</u>	<u>9.74</u>	<u>2,506.02</u>	<u>4.46</u>	<u>788,959.89</u>	<u>62.99</u>	<u>1,418,664.83</u>	<u>84.34</u>
<b>Gross Profit</b>	<u>56,322.07</u>	<u>90.26</u>	<u>53,687.76</u>	<u>95.54</u>	<u>463,504.09</u>	<u>37.01</u>	<u>263,358.42</u>	<u>15.66</u>
<b>General &amp; Administrative Exp.</b>								
Advertising	0.00	0.00	0.00	0.00	0.00	0.00	110.72	0.01
Dues/Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00
Insurance	0.00	0.00	0.00	0.00	33,576.68	2.68	33,137.68	1.97
Insurance - Medical	536.10	0.86	515.87	0.92	7,461.84	0.60	7,219.08	0.43
Janitorial	0.00	0.00	650.00	1.16	0.00	0.00	3,250.00	0.19
Office Expense	0.00	0.00	0.00	0.00	34.75	0.00	825.56	0.05
Payroll Taxes	352.11	0.56	286.77	0.51	4,933.94	0.39	5,258.52	0.31
Postage	0.00	0.00	0.00	0.00	221.75	0.02	180.00	0.01
Rent Expense	0.00	0.00	0.00	0.00	92.00	0.01	0.00	0.00
Repairs/Maintenance	0.00	0.00	0.00	0.00	2,223.31	0.18	1,820.17	0.11

See accountants' compilation report.

**Jonesboro Airport Commission**  
**Statement of Revenues & Expenses-Modified Cash Basis**  
**For the 1 Month and 12 Months Ended December 31, 2015 and 2014**

	1 Month Ended		1 Month Ended		12 Months Ended		12 Months Ended	
	<u>December 31,</u> <u>2015</u>	<u>%</u>	<u>December 31,</u> <u>2014</u>	<u>%</u>	<u>December 31,</u> <u>2015</u>	<u>%</u>	<u>December 31,</u> <u>2014</u>	<u>%</u>
Salaries - Manager	4,374.76	7.01	3,833.34	6.82	46,541.50	3.72	46,000.08	2.73
Salaries - Other	462.71	0.74	150.00	0.27	17,713.21	1.41	19,129.69	1.14
Supplies	142.09	0.23	0.00	0.00	578.62	0.05	803.07	0.05
Telephone	295.19	0.47	283.98	0.51	3,454.12	0.28	3,649.39	0.22
Meetings/Travel	0.00	0.00	204.26	0.36	0.00	0.00	778.31	0.05
Meals/Entertainment	0.00	0.00	0.00	0.00	601.51	0.05	861.13	0.05
Utilities	0.00	0.00	171.08	0.30	170.92	0.01	1,503.10	0.09
Legal & Accounting	1,060.00	1.70	663.13	1.18	9,625.00	0.77	8,185.13	0.49
<b>Total G &amp; A Expenses</b>	<u>7,222.96</u>	<u>11.58</u>	<u>6,758.43</u>	<u>12.03</u>	<u>127,229.15</u>	<u>10.16</u>	<u>132,766.63</u>	<u>7.89</u>
<b>Revenues from Operations</b>	<u>49,099.11</u>	<u>78.68</u>	<u>46,929.33</u>	<u>83.51</u>	<u>336,274.94</u>	<u>26.85</u>	<u>130,591.79</u>	<u>7.76</u>
<b>Other Revenue (Expenses)</b>								
Interest Income	238.86	0.38	155.11	0.28	2,243.83	0.18	1,636.52	0.10
<b>Total Other Revenue (Exp.)</b>	<u>238.86</u>	<u>0.38</u>	<u>155.11</u>	<u>0.28</u>	<u>2,243.83</u>	<u>0.18</u>	<u>1,636.52</u>	<u>0.10</u>
<b>Net Earnings</b>	<u>\$ 49,337.97</u>	<u>79.07</u>	<u>\$ 47,084.44</u>	<u>83.79</u>	<u>\$ 338,518.77</u>	<u>27.03</u>	<u>\$ 132,228.31</u>	<u>7.86</u>

See accountants' compilation report.

**Jonesboro Airport Commission  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		<b>1020 Cash - Centennial Bank</b>	905,043.82		
12/31/15	1	Cash Disbursements		(8,633.55)	
12/31/15	2	see general journal DMS		17,645.00	
12/31/15	2	see general journal DMS		858.78	
12/31/15	2	see general journal DMS		315.86	
12/31/15	2	see general journal DMS		1,600.00	
12/31/15	2	see general journal DMS		500.00	
12/31/15	2	see general journal DMS		50.00	
12/31/15	2	see general journal DMS		31,229.00	
12/31/15	2	see general journal DMS		2,105.80	
12/31/15	2	see general journal DMS		6,976.80	
12/31/15	2	see general journal DMS		238.85	
12/31/15	2	see general journal DMS		1,100.00	
12/31/15	2	see general journal DMS		(1,123.74)	
12/31/15	2	see general journal DMS		19.40	
12/31/15	P89	Payroll Journal Entry		(3,645.52)	
				<u>49,236.68</u>	<u>954,280.50</u>
		<b>1034 Cash-Centennial Bank-Project Acct</b>	171.05		
12/31/15	2	see general journal DMS		0.01	
				<u>0.01</u>	<u>171.06</u>
		<b>2530 Rice Growers Stock</b>	928.25		
				<u>0.00</u>	<u>928.25</u>
		<b>3040 Fica Taxes Payable</b>	(731.74)		
12/31/15	2	see general journal DMS		731.74	
12/31/15	P89	Payroll Journal Entry		(704.21)	
				<u>27.53</u>	<u>(704.21)</u>
		<b>3050 FWH Taxes Payable</b>	(392.00)		
12/31/15	2	see general journal DMS		392.00	
12/31/15	P89	Payroll Journal Entry		(346.00)	
				<u>46.00</u>	<u>(346.00)</u>
		<b>3060 SWH Taxes Payable</b>	(228.07)		
12/10/15	10213 V	Dept. of Finance & Administration		228.08	
12/31/15	P89	Payroll Journal Entry		(200.33)	
				<u>27.75</u>	<u>(200.32)</u>
		<b>3080 State Unemployment Payable</b>	(3.63)		
				<u>0.00</u>	<u>(3.63)</u>
		<b>5030 Beg Retained Earnings</b>	(615,606.88)		
				<u>0.00</u>	<u>(615,606.88)</u>
		<b>6001 Grant Revenue-City of Jonesboro</b>	(70,000.00)		
				<u>0.00</u>	<u>(70,000.00)</u>
		<b>6002 Grant Revenue-Federal &amp; State</b>	(784,146.94)		
12/31/15	2	see general journal DMS		(19.40)	



**Jonesboro Airport Commission  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		<b>6002 Grant Revenue-Federal &amp; State (cont.)</b>		<u>(19.40)</u>	<u>(784,166.34)</u>
		<b>6003 Construction Reimbursements- non gov't</b>	(14,329.40)	<u>0.00</u>	<u>(14,329.40)</u>
12/31/15	2	<b>6010 Hanger Revenue - FBO</b> see general journal DMS	(182,695.00)	<u>(17,645.00)</u> <u>(17,645.00)</u>	<u>(200,340.00)</u>
12/31/15	2	<b>6011 Revenue-Sharp Aviation</b> see general journal DMS	(23,163.80)	<u>(2,105.80)</u> <u>(2,105.80)</u>	<u>(25,269.60)</u>
12/31/15	2	<b>6012 Revuenue-Gate Card Fees</b> see general journal DMS	(4,950.00)	<u>(50.00)</u> <u>(50.00)</u>	<u>(5,000.00)</u>
12/31/15	2	<b>6015 Fuel Flowage</b> see general journal DMS	(61,339.05)	<u>(6,976.80)</u> <u>(6,976.80)</u>	<u>(68,315.85)</u>
12/31/15	2	<b>6016 HANGER-FOWLER FOODS</b> see general journal DMS	(9,446.58)	<u>(858.78)</u> <u>(858.78)</u>	<u>(10,305.36)</u>
12/31/15	2	<b>6017 HANGER-LANDRY</b> see general journal DMS	(315.86)	<u>(315.86)</u> <u>(315.86)</u>	<u>(631.72)</u>
12/31/15	2	<b>6018 HANGER-Pinnacle Operating Corp.</b> see general journal DMS	(17,600.00)	<u>(1,600.00)</u> <u>(1,600.00)</u>	<u>(19,200.00)</u>
		<b>6019 HANGER-Goldeneye</b>	(2,500.00)	<u>0.00</u>	<u>(2,500.00)</u>
		<b>6020 Auto Rental Agency &amp; Land Lease</b>	(300.00)	<u>0.00</u>	<u>(300.00)</u>
		<b>6021 HANGER-HYTROL</b>	(300.00)	<u>0.00</u>	<u>(300.00)</u>
12/31/15	2	<b>6022 HANGER-GOLDEN EYE</b> see general journal DMS	(3,000.00)	<u>(500.00)</u> <u>(500.00)</u>	<u>(3,500.00)</u>

**Jonesboro Airport Commission  
General Ledger**

<u>Date</u>	<u>Reference T</u>	<u>Description</u>	<u>Beginning Balance</u>	<u>Current Amount</u>	<u>YTD Balance</u>
		<b>6030 Terminal Building Leases-AIR CHOICE</b>	(11,022.28)		
12/31/15	2	see general journal DMS		(1,100.00)	
				<u>(1,100.00)</u>	<u>(12,122.28)</u>
		<b>6040 Farm Rents</b>	0.00		
12/31/15	2	see general journal DMS		(31,229.00)	
				<u>(31,229.00)</u>	<u>(31,229.00)</u>
		<b>6060 Other Income</b>	(4,954.43)		
				<u>0.00</u>	<u>(4,954.43)</u>
		<b>7005 Grant Project Expenditures</b>	723,778.60		
				<u>0.00</u>	<u>723,778.60</u>
		<b>7010 Grounds</b>	10,726.36		
12/15/15	10215 V	Arkansas Air Center 16368		240.38	
12/15/15	10220 V	Dowd Supply Company 46702		1,382.85	
				<u>1,623.23</u>	<u>12,349.59</u>
		<b>7030 Hanger Expense-FBO</b>	395.81		
12/15/15	10216 V	Arkansas Air Center		1,218.06	
12/15/15	10229 V	QUALITY ROOFING CONTRACTORS 3635		667.00	
				<u>1,885.06</u>	<u>2,280.87</u>
		<b>7035 T-Hanger Expense</b>	94.89		
				<u>0.00</u>	<u>94.89</u>
		<b>7040 Terminal Building Expense-</b>	23,994.47		
12/15/15	10225 V	Greg Moore		650.00	
12/15/15	10227 V	MID SOUTH PLUMBING P34924		24.96	
12/15/15	10231 V	Suddenlink		103.20	
12/15/15	10232 V	Sunshine Clean Services Inc. JMA99		339.45	
				<u>1,117.61</u>	<u>25,112.08</u>
		<b>7041 Terminal Building Expense</b>	1,096.07		
12/15/15	10226 V	Lowe's Business Accounts		47.85	
				<u>47.85</u>	<u>1,143.92</u>
		<b>7050 Flight Service Station</b>	19,619.00		
				<u>0.00</u>	<u>19,619.00</u>
		<b>7051 Fire Rescue Building Expense</b>	2,416.37		
12/15/15	10230 V	Suddenlink		74.95	
12/15/15	10232 V	Sunshine Clean Services Inc. JMA99		300.70	
				<u>375.65</u>	<u>2,792.02</u>
		<b>7052 Sharp Aviation Expense</b>	395.81		
12/15/15	10222 V	Fire Protection of Arkansas, Inc. SO25505		331.17	
				<u>331.17</u>	<u>726.98</u>

**Jonesboro Airport Commission  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		<b>7053 Old Terminal Bldg - CAP</b>	363.94	<u>0.00</u>	<u>363.94</u>
		<b>7060 Beacon &amp; Field Lights</b>	0.00		
12/15/15	10214 V	Allen Enterprises, Inc. 0055443-IN		698.00	
				<u>698.00</u>	<u>698.00</u>
		<b>8100 Insurance</b>	33,576.68	<u>0.00</u>	<u>33,576.68</u>
		<b>8110 Insurance - Medical</b>	6,925.74		
12/01/15	10211 V	Arkansas Blue Cross Blue Shield 10886612		829.62	
12/31/15	P89	Payroll Journal Entry		(293.52)	
				<u>536.10</u>	<u>7,461.84</u>
		<b>8140 Office Expense</b>	34.75	<u>0.00</u>	<u>34.75</u>
		<b>8160 Payroll Taxes</b>	4,581.83		
12/31/15	P89	Payroll Journal Entry		352.11	
				<u>352.11</u>	<u>4,933.94</u>
		<b>8170 Postage</b>	221.75	<u>0.00</u>	<u>221.75</u>
		<b>8180 Rent Expense</b>	92.00	<u>0.00</u>	<u>92.00</u>
		<b>8190 Repairs/Maintenance</b>	2,223.31	<u>0.00</u>	<u>2,223.31</u>
		<b>8200 Salaries - Manager</b>	42,166.74		
12/31/15	P89	Payroll Journal Entry		4,374.76	
				<u>4,374.76</u>	<u>46,541.50</u>
		<b>8210 Salaries - Other</b>	17,250.50		
12/31/15	P89	Payroll Journal Entry		462.71	
				<u>462.71</u>	<u>17,713.21</u>
		<b>8220 Supplies</b>	436.53		
12/15/15	10221 V	FEDEX OFFICE		136.68	
12/15/15	10235 V	Office Depot Credit 6011568600963292		5.41	
				<u>142.09</u>	<u>578.62</u>
		<b>8240 Telephone</b>	3,158.93		
12/15/15	10217 V	AT & T		157.69	
12/15/15	10218 V	AT&T MOBILITY		137.50	
				<u>295.19</u>	<u>3,454.12</u>

**Jonesboro Airport Commission  
General Ledger**

<u>Date</u>	<u>Reference T</u>	<u>Description</u>	<u>Beginning Balance</u>	<u>Current Amount</u>	<u>YTD Balance</u>
		<b>8250 Meals/Entertainment</b>	601.51	<u>0.00</u>	<u>601.51</u>
		<b>8260 Utilities</b>	170.92	<u>0.00</u>	<u>170.92</u>
		<b>8280 Legal &amp; Accounting</b>	8,565.00		
12/15/15	10219 V	Cahoon & Smith Law Office		500.00	
12/15/15	10223 V	Freeman & Company, Inc.		410.00	
12/15/15	10228 V	Orr, Lamb & Fegtly 6581		<u>150.00</u>	
				<u>1,060.00</u>	<u>9,625.00</u>
		<b>9010 Interest Income</b>	(2,004.97)		
12/31/15	2	see general journal DMS		<u>(238.86)</u>	
				<u>(238.86)</u>	<u>(2,243.83)</u>
Current Profit/(Loss)		<u>49,337.97</u>	YTD Profit/(Loss)		<u>338,518.77</u>
Number of Transactions		59	The General Ledger is in balance		<u>0.00</u>

**Jonesboro Airport Commission  
Transaction Listing**

<u>Date</u>	<u>Reference</u>	<u>T</u>	<u>Account</u>	<u>Description</u>	<u>Amount</u>	<u>Reference Total</u>
12/31/15	1		1020	Cash Disbursements	(8,633.55)	(8,633.55)
12/31/15	2		1020	see general journal DMS	17,645.00	
12/31/15	2		1020	see general journal DMS	858.78	
12/31/15	2		1020	see general journal DMS	315.86	
12/31/15	2		1020	see general journal DMS	1,600.00	
12/31/15	2		1020	see general journal DMS	500.00	
12/31/15	2		1020	see general journal DMS	50.00	
12/31/15	2		1020	see general journal DMS	31,229.00	
12/31/15	2		1020	see general journal DMS	2,105.80	
12/31/15	2		1020	see general journal DMS	6,976.80	
12/31/15	2		1020	see general journal DMS	238.85	
12/31/15	2		1020	see general journal DMS	1,100.00	
12/31/15	2		1020	see general journal DMS	(1,123.74)	
12/31/15	2		1020	see general journal DMS	19.40	
12/31/15	2		1034	see general journal DMS	0.01	
12/31/15	2		3040	see general journal DMS	731.74	
12/31/15	2		3050	see general journal DMS	392.00	
12/31/15	2		6002	see general journal DMS	(19.40)	
12/31/15	2		6010	see general journal DMS	(17,645.00)	
12/31/15	2		6011	see general journal DMS	(2,105.80)	
12/31/15	2		6012	see general journal DMS	(50.00)	
12/31/15	2		6015	see general journal DMS	(6,976.80)	
12/31/15	2		6016	see general journal DMS	(858.78)	
12/31/15	2		6017	see general journal DMS	(315.86)	
12/31/15	2		6018	see general journal DMS	(1,600.00)	
12/31/15	2		6022	see general journal DMS	(500.00)	
12/31/15	2		6030	see general journal DMS	(1,100.00)	
12/31/15	2		6040	see general journal DMS	(31,229.00)	
12/31/15	2		9010	see general journal DMS	(238.86)	
12/01/15	10211	V	8110	Arkansas Blue Cross Blue Shield 10886612	829.62	829.62
12/31/15	10212		Payroll	Gibson, Lanny	176.99	
12/10/15	10213	V	3060	Dept. of Finance & Administration	228.08	228.08
12/15/15	10214	V	7060	Allen Enterprises, Inc. 0055443-IN	698.00	698.00
12/15/15	10215	V	7010	Arkansas Air Center 16368	240.38	240.38
12/15/15	10216	V	7030	Arkansas Air Center	1,218.06	1,218.06
12/15/15	10217	V	8240	AT & T	157.69	157.69
12/15/15	10218	V	8240	AT&T MOBILITY	137.50	137.50
12/15/15	10219	V	8280	Cahoon & Smith Law Office	500.00	500.00
12/15/15	10220	V	7010	Dowd Supply Company 46702	1,382.85	1,382.85
12/15/15	10221	V	8220	FEDEX OFFICE	136.68	136.68
12/15/15	10222	V	7052	Fire Protection of Arkansas, Inc. SO25505	331.17	331.17
12/15/15	10223	V	8280	Freeman & Company, Inc.	410.00	410.00
12/31/15	10224		Payroll	JACKSON, GEORGE K	2,718.53	
12/15/15	10225	V	7040	Greg Moore	650.00	650.00
12/15/15	10226	V	7041	Lowes Business Accounts	47.85	47.85
12/15/15	10227	V	7040	MID SOUTH PLUMBING P34924	24.96	24.96
12/15/15	10228	V	8280	Orr, Lamb & Fegtly 6581	150.00	150.00
12/15/15	10229	V	7030	QUALITY ROOFING CONTRACTORS 3635	667.00	667.00
12/15/15	10230	V	7051	Suddenlink	74.95	74.95
12/15/15	10231	V	7040	Suddenlink	103.20	103.20
12/15/15	10232	V	7040	Sunshine Clean Services Inc. JMA99	339.45	
12/15/15	10232	V	7051	Sunshine Clean Services Inc. JMA99	300.70	640.15
12/31/15	10233		Payroll	JACKSON, GEORGE K	500.00	
12/31/15	10234		Payroll	Gibson, Lanny	250.00	
12/15/15	10235	V	8220	Office Depot Credit 6011568600963292	5.41	5.41
12/31/15	P89		1020	Payroll Journal Entry	(3,645.52)	
12/31/15	P89		3040	Payroll Journal Entry	(704.21)	
12/31/15	P89		3050	Payroll Journal Entry	(346.00)	

**Jonesboro Airport Commission  
Transaction Listing**

<u>Date</u>	<u>Reference</u>	<u>T</u>	<u>Account</u>	<u>Description</u>	<u>Amount</u>	<u>Reference Total</u>
12/31/15	P89		3060	Payroll Journal Entry	(200.33)	
12/31/15	P89		8110	Payroll Journal Entry	(293.52)	
12/31/15	P89		8160	Payroll Journal Entry	352.11	
12/31/15	P89		8200	Payroll Journal Entry	4,374.76	
12/31/15	P89		8210	Payroll Journal Entry	462.71	
					Transaction Balance	<u>0.00</u>

Total Debits      77,586.37      Total Credits      77,586.37      A/C Hash Total      299882.000

Number of Transactions      63

**Jonesboro Airport Commission  
Trial Balance**

Account	T	Account Description	1 Month Ended	12 Months Ended
			Dec 31, 2015	Dec 31, 2015
1020	A	Cash - Centennial Bank	49,236.68	954,280.50
1034	A	Cash-Centennial Bank-Project Acct	0.01	171.06
2530	A	Rice Growers Stock	0.00	928.25
3040	L	Fica Taxes Payable	27.53	(704.21)
3050	L	FWH Taxes Payable	46.00	(346.00)
3060	L	SWH Taxes Payable	27.75	(200.32)
3080	L	State Unemployment Payable	0.00	(3.63)
5030	L	Beg Retained Earnings	0.00	(615,606.88)
6001	R	Grant Revenue-City of Jonesboro	0.00	(70,000.00)
6002	R	Grant Revenue-Federal & State	(19.40)	(784,166.34)
6003	R	Construction Reimbursements- non gov't	0.00	(14,329.40)
6010	R	Hanger Revenue - FBO	(17,645.00)	(200,340.00)
6011	R	Revenue-Sharp Aviation	(2,105.80)	(25,269.60)
6012	R	Revenue-Gate Card Fees	(50.00)	(5,000.00)
6015	R	Fuel Flowage	(6,976.80)	(68,315.85)
6016	R	HANGER-FOWLER FOODS	(858.78)	(10,305.36)
6017	R	HANGER-LANDRY	(315.86)	(631.72)
6018	R	HANGER-Pinnacle Operating Corp.	(1,600.00)	(19,200.00)
6019	R	HANGER-Goldeneye	0.00	(2,500.00)
6020	R	Auto Rental Agency & Land Lease	0.00	(300.00)
6021	R	HANGER-HYTROL	0.00	(300.00)
6022	R	HANGER-GOLDEN EYE	(500.00)	(3,500.00)
6030	R	Terminal Building Leases-AIR CHOICE	(1,100.00)	(12,122.28)
6040	R	Farm Rents	(31,229.00)	(31,229.00)
6060	R	Other Income	0.00	(4,954.43)
7005	E	Grant Project Expenditures	0.00	723,778.60
7010	E	Grounds	1,623.23	12,349.59
7030	E	Hanger Expense-FBO	1,885.06	2,280.87
7035	E	T-Hanger Expense	0.00	94.89
7040	E	Terminal Building Expense-	1,117.61	25,112.08
7041	E	Terminal Building Expense	47.85	1,143.92
7050	E	Flight Service Station	0.00	19,619.00
7051	E	Fire Rescue Building Expense	375.65	2,792.02
7052	E	Sharp Aviation Expense	331.17	726.98
7053	E	Old Terminal Bldg - CAP	0.00	363.94
7060	E	Beacon & Field Lights	698.00	698.00
8100	E	Insurance	0.00	33,576.68
8110	E	Insurance - Medical	536.10	7,461.84
8140	E	Office Expense	0.00	34.75
8160	E	Payroll Taxes	352.11	4,933.94
8170	E	Postage	0.00	221.75
8180	E	Rent Expense	0.00	92.00
8190	E	Repairs/Maintenance	0.00	2,223.31
8200	E	Salaries - Manager	4,374.76	46,541.50
8210	E	Salaries - Other	462.71	17,713.21
8220	E	Supplies	142.09	578.62
8240	E	Telephone	295.19	3,454.12
8250	E	Meals/Entertainment	0.00	601.51
8260	E	Utilities	0.00	170.92
8280	E	Legal & Accounting	1,060.00	9,625.00
9010	R	Interest Income	(238.86)	(2,243.83)
		Total	<u>0.00</u>	<u>0.00</u>
		Period Profit/(Loss)	<u>49,337.97</u>	<u>338,518.77</u>

**Jonesboro Airport Commission  
Payroll Journal**

Pay Description	Hours	Amount	Withholdings	Amount	Deduction Desc.	Amount
<b>15 - Lanny Gibson Check #10212 12/31/15</b>						
Gross Pay #5	0.0000	192.00	FICA-SS W/H	11.89		
			FICA-Med W/H	2.79		
			Federal W/H	0.00		
			State W/H	0.33		
<b>TOTALS</b>	<u>0.0000</u>	<u>192.00</u>		<u>15.01</u>		<u>0.00</u>
Number of Periods: 1					<b>NET PAY:</b>	<b>176.99</b>
Company Expenses:		FICA-SS: 11.91	FICA-Med: 2.78	FUTA: 0.00		
		AR SUTA: 0.00				
<b>15 - Lanny Gibson Check #10234 12/31/15</b>						
Gross Pay #5	0.0000	270.71	FICA-SS W/H	16.79		
			FICA-Med W/H	3.92		
			Federal W/H	0.00		
			State W/H	0.00		
<b>TOTALS</b>	<u>0.0000</u>	<u>270.71</u>		<u>20.71</u>		<u>0.00</u>
Number of Periods: 1					<b>NET PAY:</b>	<b>250.00</b>
Company Expenses:		FICA-SS: 16.78	FICA-Med: 3.93	FUTA: 0.00		
		AR SUTA: 0.00				
<b>16 - GEORGE K. JACKSON Check #10224 12/31/15</b>						
Gross Pay #5	0.0000	3,833.34	FICA-SS W/H	223.11	Ins 125	234.72
			FICA-Med W/H	52.18	Insurance	58.80
			Federal W/H	346.00		
			State W/H	200.00		
<b>TOTALS</b>	<u>0.0000</u>	<u>3,833.34</u>		<u>821.29</u>		<u>293.52</u>
Number of Periods: 1					<b>NET PAY:</b>	<b>2,718.53</b>
Company Expenses:		FICA-SS: 223.11	FICA-Med: 52.18	FUTA: 0.00		
		AR SUTA: 0.00				
<b>16 - GEORGE K. JACKSON Check #10233 12/31/15</b>						
Gross Pay #5	0.0000	541.42	FICA-SS W/H	33.57	Ins 125	0.00
			FICA-Med W/H	7.85	Insurance	0.00
			Federal W/H	0.00		
			State W/H	0.00		
<b>TOTALS</b>	<u>0.0000</u>	<u>541.42</u>		<u>41.42</u>		<u>0.00</u>
Number of Periods: 1					<b>NET PAY:</b>	<b>500.00</b>
Company Expenses:		FICA-SS: 33.57	FICA-Med: 7.85	FUTA: 0.00		
		AR SUTA: 0.00				



**Jonesboro Airport Commission  
Payroll Journal**

<u>Pay Description</u>	<u>Hours</u>	<u>Amount</u>	<u>Withholdings</u>	<u>Amount</u>	<u>Deduction Desc.</u>	<u>Amount</u>
<b>Company Totals</b>	<b>Number of Checks: 4</b>					
Gross Pay #5	0.0000	4,837.47	FICA-SS W/H	285.36	Ins 125	234.72
			FICA-Med W/H	66.74	Insurance	58.80
			Federal W/H	346.00		
			State W/H	200.33		
<b>TOTALS</b>	<u>0.0000</u>	<u>4,837.47</u>		<u>898.43</u>		<u>293.52</u>
					<b>NET PAY:</b>	<b>3,645.52</b>
Company Expenses:		FICA-SS: 285.37	FICA-Med: 66.74	FUTA: 0.00		
		AR SUTA: 0.00				