

City of Jonesboro

Municipal Center 300 S. Church Street Jonesboro, AR 72401

Meeting Agenda Public Safety Council Committee

Monday, February 24, 2025

5:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

3. APPROVAL OF MINUTES

MIN-25:008 Minutes for the Public Safety meeting on Tuesday, January 21, 2025.

Attachments: Minutes

4. NEW BUSINESS

RESOLUTIONS TO BE INTRODUCED

RES-25:007 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS

TO CONDEMN PROPERTY LOCATED AT: 300 E. Pine St. Jonesboro, AR 72401;

Parcel # 01-144074-14700

Sponsors: Code Enforcement

Attachments: 300 E Pine Boarding and Securing Affidavit.pdf

300 E Pine Boarding and Securing Returned Certified Letter.pdf

300 E Pine Inspection Report.pdf

300 E Pine Map.png

300 E Pine Pre-Condemnation Notice Affidavit Vested Party Returned Certified

300 E Pine Pre-Condemnation Notice Affidavit Vested Party.pdf

300 E Pine Pre-Condemnation Notice Affidavit.pdf

300 E Pine Pre-Condemnation Notice Signed Delivery.pdf

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RES-25:010 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS

TO CONDEMN PROPERTY LOCATED AT: 1108 Cartwright St. Jonesboro, AR 72401

Parcel # 01-144073-05900

Sponsors: Code Enforcement

<u>Attachments:</u> 1108 Cartwright Inspection Report

1108 Cartwright Precondemnation Notice Affidavit

1108 Carwright Map

1108 Cartwright B&S Affidavit

1108 Cartwright B&S Returned Sig Card

Pictures

- 5. PENDING ITEMS
- **6. OTHER BUSINESS**
- 7. PUBLIC COMMENTS
- 8. ADJOURNMENT



City of Jonesboro

300 S. Church Street Jonesboro, AR 72401

Text File

File Number: MIN-25:008

Agenda Date: Version: 1 Status: To Be Introduced

In Control: Public Safety Council Committee File Type: Minutes

Minutes for the Public Safety meeting on Tuesday, January 21, 2025.



City of Jonesboro

Municipal Center 300 S. Church Street Jonesboro, AR 72401

Meeting Minutes Public Safety Council Committee

Tuesday, January 21, 2025

5:00 PM

Municipal Center, 300 S. Church

1. CALL TO ORDER

2. ROLL CALL (ELECTRONIC ATTENDANCE) CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 7 - David McClain;Chris Moore;Brian Emison;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

3. ELECTION OF A CHAIR

A motion was made by Councilmember Chris Gibson, seconded by Councilmember Dr. Charles Coleman, that Councilmember Brian Emison be nominated as Chair of the Public Safety Committee. All voted aye.

4. APPROVAL OF MINUTES

MIN-24:107 Mi

Minutes for the Public Safety Committee meeting on Tuesday, November 19, 2024

<u>Attachments:</u> <u>Minutes</u>

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

Aye: 6 - David McClain; Chris Moore; Janice Porter; Chris Gibson; LJ Bryant and Kevin Miller

5. **NEW BUSINESS**

RESOLUTIONS TO BE INTRODUCED

RES-25:005

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH NABHOLZ CONSTRUCTION INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES AND ALLOCATE \$3,250,000 FOR THE DEMOLITION OF THE BUILDING LOCATED AT 100 W. WASHINGTON AVENUE

Sponsors: Engineering

Attachments: Former Citizens Bank Building Demolition FAQ 01212025 Handout.pdf

Councilmember David McClain said, Mr. Chairman I had... well Mayor, were you going to read something? Go ahead. Mayor Harold Copenhaver said, yeah let me if it's okay Mr. Chair and Councilman. Let me just kind of give you some administration

City of Jonesboro Page 1

comments and then we can go on from there. First of all, I want to take a moment to provide a brief overview. And I think it's really important that we all understand the process and a reminder of this process. Many on council have been here for some time and aware of the long-standing issues surrounding this property. While there have been numerous challenges and potential opportunities before my administration, it's evident that this is neither new nor a simple issue. To clarify, this property and the building are not City owned. The council's vote tonight on the \$3,250,000 request does not make this property City owned. Instead, the funds are solely intended to facilitate the removal of the building and the reopening of Main Street. In late September, Councilman Chris Moore notified us about a structural concern with a protrusion on the east side of the building. In response the Fire Department and City Engineers were dispatched to access the structure. Within a few days outside experts confirmed the presence of an immediate safety hazard leading to the partial closure on Main Street.

Let me give you and provide you with a timeline of key actions. November 3rd, council approved an emergency declaration allowing the hiring of professional services. October 18th, after determining condemnation was needed, a seven-day pre-condemnation notice was issued to building and property interest. November 19th, Public Safety Committee approved forwarding the pre-condemnation notice issuance. Committee approved, forwarding the resolution onto council. Then we allowed 20 day legally requirement wait period prior to council. Then on December 17th, council unanimously approved a resolution for condemnation. Now remember, after that resolution was confirmed there's a 30-day wait period. So, on January 16th, the 30-day correction period ended. This timeline shows that all actions adhered to the notices and waiting periods required by the city and state codes, and this process moved as quickly as permitted by law. It should be noted that the city does not, and I'll say it again, the city does not do partial building improvements to private structures. That is out of our purview and authority. We cannot partially condemn the structure. Our actions are absolute. Either remove the building or do not, those are our options.

While we did a study of stabilization option, it was decided that even if the area of concern was addressed, engineering professionals were not confident that the street could be safely reopened. If this project is approved, the City Communications and Engineering Departments will work closely with Nabholz Construction to provide weekly updates and dedicate a section of the city website for frequently asked questions and other relevant information. And we have provided, I believe, a FAQ questionnaire that the general public has been asking. We provided answers as y'all entered the room this evening, So Mr. Chair that's the end of my comments.

Chairman Brain Emison said, thank you mayor. Councilmember McClain.
Councilmember David McClain said, the only question I had, and I appreciate y'all giving us this little document. The last item says if ADEEQ approves the wet process. So if they do not approve that wet process, then what are we looking at and how much cost are we talking about? What does that change? Somebody from Nabholz could speak to that too or whoever. City Attorney Carol Duncan said, I mean, I do know that it increases the timeline, and it could potentially increase the cost. But if someone from Nabholz able to tell us what the difference is on... Mayor Harold Copenhaver said, if you would please state your name. Adam Seiter with Nabholz approached the podium and said, I manage our Jonesboro construction operation. So, we have, we've given a preliminary range of magnitude cost for wet demolition of the building. Wholly depends on the ADEEQ's response. If they do ask us to abate the building first and then demolish it, it adds about \$650,000 to the cost, and it adds about three and a half months. So, that's been our big push is to provide the most expedient option that we knew was out there. But there again, we're wholly

City of Jonesboro Page 2

dependent on ADEEQ to tell us exactly what our rules are. Councilmember David McClain said, have you guys seen them approve a wet demolition in the past or is it going to have to be an abatement first then demolition? Adam Seiter said, the last time that I can recall us doing a wet demolition, I believe it was at Forrest City, and it was at their admin building for their school. And it was in a location that was kind of in a field by itself. That's the only one that I'm aware that we've done. Now we've done a lot of building demolition before, but not just like this. Councilmember David McClain said, ok thank you.

Councilmember Kevin Miller said, how long do you think it's going to take before you get an answer from them? Adam Seiter said, it's in their court. It's obviously a complex question and they've got, I think they've got, the information sent to them right now. The city's driving that process. It could be... they're trying to waive a few things, but it could still be two weeks from today, before we knew exactly, hey what rules can we play by. Mayor Harold Copenhaver said, and councilman on that, so the city has already contacted, through Engineering Department, they've already started the process. But we can't move forward with the process unless it is approved by council. So, the request then from council will then move on to ADEEQ and at that point in time they'll make their decision upon our recommendation. Councilmember Kevin Miller said, we can't make a formal request until after it's approved by us? Mayor Harold Copenhaver said, correct.

Matt Silas, 212 East Washington, approached the podium and said, I noticed that you meet all the ADEEQ requirements, and that there are air quality will be monitored applied with safety standards. Is that through a third party organization or is that someone hired by Nabholz? City Attorney Carol Duncan said, I believe it's through the demolition contractor. Matt Silas said, which is hired by Nabholz. So, the demolition contractor would be responsible for monitoring that versus some third-party agency. City Attorney Carol Duncan said, I mean, I think ADEEQ can always come and inspect if they choose to. And probably would on occasion stop by and make sure. But yes, that every day-to-day monitoring, my understanding, is part of the demolition process. Matt Silas said, okay. So, it's not a third-party organization doing it? City Attorney Carol Duncan said, unless ADEEQ comes and wants to do their own analysis. Which they can do at any time. Matt Silas said, sure. Councilmember Chris Moore said, it's also important to understand that Nabholz is not the one demolishing the building. There's a construction manager that will hire the demolition company on the city's behalf to do the demolition. Their engineers, at Nabholz, are representing the city in this demolition plan to both negotiate the price and the scope of the job. I mean Nabholz isn't the one tearing the building down and doing the monitoring of the asbestos. Matt Silas said, yeah that's true, but they're being paid by the same person. So, like any other inspection that you want an unbiased opinion or process of that third-party, it seems more important. I noticed when they tore the old county jail, that use to house the appraiser's office, didn't seem to be any monitoring. Dust was going everywhere in that demolition. And that's a lot smaller building than this is, so I was just concerned about that. Councilmember Chris Moore said, it'll be a different type of demolition if the ADEEQ approves it. I think that was a dry demolition they did on the courthouse. There were days dust came all the way to my house on Madison. City Attorney Carol Duncan said, believe me, we all work downtown as well. We want it to be as safe as you guys want it to be as far as that asbestos abatement. Matt Silas said, sure. Okay, thank you.

Mayor Harold Copenhaver said, would you mind going ahead and explaining just a little bit about the definition of a wet demolition. If you don't mind just for the public standards. Adam Seiter with Nabholz approached the podium and said, sure. So, in a wet demolition process if the building is deemed unsafe to be in any kind of abate already. Then you've got demo it all in place, and that means everything gets treated

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like an asbestos containing material. The entire building gets hosed down during the process. And it's a selective demolition process. So, you've got a huge machine, basically like an excavator, with a tool on the end of it that either shears or crumbles brick up. That entire area gets sprayed with water while we demolish the building, so it's something that happens over time. The water that comes down goes to an area that we designate that is basically a sump. That water gets filtered out. So, the water that we use is also being filtered for any contaminants, and then that water also gets tested. And we are completely beholden to ADEEQ. So, we have to follow every law that they tell us. They're going to have to walk with us hand in hand through the process. It's just that difficult of a situation. So, we're going to want them on site every day, or as much as they can be anyways, working with us. Because there can't be any question about the procedures as far as what the law requires us to do after the fact. So, the safety of the general public and the safety of our workers, that's paramount in everything that we do. And it'll certainly be the case on this. It's a risky proposition no matter what.

Chef John Myers, Parsonage 305 South Main, approached the podium and said, my question is probably for Nabholz. When this does start to happen, the streets towards the courthouse, how many streets in addition to Main are going to be closed? Because that's going to affect, you know the federal building, you know, being able to get into the federal building, the banks that are there, the courthouse on down Main. How far out is that going to be clockwise? Mayor Harold Copenhaver said, John, what we've got on the... once, hopefully, if this goes through the process, then there's going to be a complete layout and it's going to be updated weekly on road structures, and we've already gone parameters. And again, it'll affect a little bit of Washington, some of Union, but as the process goes and there'll be adjustments made in that so. Again, we're going to be doing that daily, honestly, with the public to make them aware of those road closures. All the main facilities like St. Bernards, it's not going to affect any of the hospital routes or those main routes. But again, 20 different loads will be accessed to use on average a day, once it's running, and so we want to get those of town the most expedient way possible as well. But again, keep the traffic flowing downtown. We will have that once that is approved, and everybody be well aware of that. Chef John Myers said, I was asking for reference for our purveyors. Because right now it's difficult for our purveyors to get some of our products to us. They've had to change some of their routes for the big trucks, so I was just wondering if there was a plan or set up. So, when you get that to me... Mayor Harold Copenhaver said, yes sir, absolutely.

Patti Lack, 4108 Forest Hill Road, approached the podium and said, mayor, I was just wondering, can you just, right now, just review that after you guys send this to the City Council, what step by step is next step if it happens or if it doesn't happen, so everybody can have a clear date in mind when excepted. Can you do that? Mayor Harold Copenhaver said, noted. And Patti Lack said, thank you.

A motion was made by Chris Moore, seconded by Chris Gibson, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 6 - David McClain;Chris Moore;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

ORDINANCES TO BE INTRODUCED

ORD-24:037

AN ORDINANCE ESTABLISHING AND CONSOLIDATING SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOLS (JPS) CAMPUSES AND FOR OTHER PURPOSES

City of Jonesboro Page 4

Sponsors: Engineering

A motion was made by Chris Gibson, seconded by Chris Moore, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 6 - David McClain;Chris Moore;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

6. PENDING ITEMS

7. OTHER BUSINESS

8. PUBLIC COMMENTS

9. ADJOURNMENT

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

Aye: 6 - David McClain;Chris Moore;Janice Porter;Chris Gibson;LJ Bryant and Kevin Miller

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City of Jonesboro

300 S. Church Street Jonesboro, AR 72401

Text File

File Number: RES-25:007

Agenda Date: 2/18/2025 Version: 1 Status: To Be Introduced

In Control: Public Safety Council Committee File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 300 E. Pine St. Jonesboro, AR 72401; Parcel # 01-144074-14700

OWNER: Montgomery Investments, LLC

LEGAL DESCRIPTION: The North 3.5 acres of Block 13 of R.L. Hayes' Second Addition to the City of Jonesboro, Arkansas, TOGETHER WITH Sewer Easement reserved in Deed Record 449 page 283 at Jonesboro, Arkansas. LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: Part of the North 3.5 acres of Block 13 of R.L. Hayes' Second Addition to the City of Jonesboro, Arkansas, more particularly described as follows: Begin at the Northwest corner of said Block 13, being a point 680 feet East of the center of said Section 7, run East 134.40 feet to the point of beginning; thence East 795.60 feet to a pipe on the bank of Lost Creek; thence Southwest along said creek to a point 162.10 feet South of the North line of said Block 13; thence West 645.60 feet; thence North 162.10 feet to the point of beginning, containing 3.00 acre, more or less.

WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 300 E. Pine St. Jonesboro, AR 72401.



AFFIDAVIT

Montgomery In	restments LLC
274 County Roa	ad 952
Brookland, AR	
RE: 300 E Pine	Janesbora, AR 72401
attached notice(s) upon each of the p thereof in the United States Mail, en postage fully prepaid, at the Jonesbo	ement Officer, being duly sworn upon oath, that I served the persons or firms therein addressed, by depositing copies aclosed within envelopes plainly addressed, as shown with oro, Arkansas Post Office located at 310 East Street, Suite A., ay of November, 2023.
	Jonesboro Code Enforcement
Subscribed and sworn to before me	the 8th day of November, 2023.
Shan Man Notary Public	TARY PUBLIC ARY PUBLIC SAME

My commission expires: Man 20, 2032

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Notice to Board and Secure

11/07/2023

MONTGOMERY INVESTMENTS LLC 274 COUNTY ROAD 952 BROOKLAND AR 72403

Case #: 235985 In regards to property located at 300 E PINE, JONESBORO, AR 72401

Dear MONTGOMERY INVESTMENTS LLC,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice. The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.

In the event you have not commenced work to secure the building with in seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. A fine of not less than \$100 shall be imposed and an additional fine of \$100 for each day thereafter. (Ord. 19:061)

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

Should you have any questions about this process, please call the City's Code Enforcement Office at 870-933-4658.

Cell 870-926-1404

Sincerely,

David Cooley Code Enforcement Officer

For delivery information, visit our website at www.usps.com 72403 See Rever CERTIFIED MAIL® RECEIPT U.S. Postal Service" ary 2023 p SCOKLAN Domestic Mail Only Certified Mail Restricted De Return Receipt (electronic) Adult Signature Restricted Return Receipt (hardcopy) otal Postage and Fees Sertified Mail Fee PS Form 3800. Postage LSLE 856

SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY A. Signature Complete items 1, 2, and 3. ☐ Agent Print your name and address on the reverse so that we can return the card to you. ☐ Addressee B. Received by (Printed Name) Attach this card to the back of the mailpiece, C. Date of Delivery or on the front if space permits. Article Addressed to: or delivery address below: ☐ No MONTGOMERY INVESTMENTS LLC 274 COUNTY ROAD 952 **BROOKLAND AR 72403** ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Certified Mail® Delivery 9590 9402 8476 3186 8665 62 ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation 2. Article Number (Transfer from service label) ☐ Collect on Delivery Restricted Delivery Restricted Delivery 9589 0710 5270 1321 3957 97 Restricted Delivery PS Form 3811, July 2020 PSN 7530-02+000-9053 235985 OC_Domestic Return Receipt



City of Jonesboro Office of Code Enforcement P.O. Box 1845 Jonesboro, AR 72403





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MONTGOMERY INVESTMENTS LLC 274 COUNTY ROAD 952 BROOKLAND AR 72403

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RETURN TO

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NOT DELIVERABLE AS ADDRESSED
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DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	JUNE 4, 2024	CASE NUMBER: 235985
PROPERTY ADDRESS:	300 PINE ST.	
PROPERTY OWNER:	MONTGOMERY INVESTMENT	TS LLC

The residence is on a pier foundation has shifted. The walls and roof line are sagging due to this. The entire foundation needs to closely inspected and repaired. All trusses must be inspected and any damaged ones replaced. All underlay, tarpaper, and shingles must be replaced. The front porch and rear addition to the home are sagging and pulling away from the main structure. All structural issues must be repaired. All windows and doors are broken, boarded, or missing. All windows and doors must be replaced. The internal walls have been stripped and destroyed due to copper theft. The entire electrical system must be replaced, brought up to current code, and pass inspection. The entire plumbing system must be replaced, brought up to current code, and pass inspection. The siding is very deteriorated and needs repaired or replaced.

CURRENTLY THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure	Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure	Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure	Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure X	X Is	3	Is not	A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES NO XX				

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
Janes Levision	100

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X
Jere ny & Donna Jennings 4444 W. Shady Ln. Fisher AR 72429	D. Is delivery address different from item 1?
9590 9402 8969 4064 2428 93 2 Article Number (Transfer from service label) 9589 0710 5270 1221 2046	□ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery Restricted Delivery □ I all all Restricted Delivery □ I all Restricted Delivery □ I all Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	235985 DC Domestic Return Receipt

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City of Jonesboro Office of Code Enforcement P.O. Box 1845 Jonesboro, AR 72403

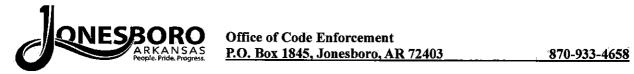


Jeremy & Donna Jennings 4444 W. Shady Ln. Fisher AR 72429

BC: 72403184545 ANK 72403>1845

0012/05/24 NIXIE

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AFFIDAVIT

JEREMY & DONNA JENNINGS	
4444 W SHADY LN	
FISHER AR 72429	
RE: 300 E PINE	
I, Eric Schmett, a Code Enforcement Officer, being attached notice(s) upon each of the persons or firms thereof in the United States Mail, enclosed within e postage fully prepaid, at the Jonesboro, Arkansas P. A., before 3:00 P.M., on the	s therein addressed, by depositing copies invelopes plainly addressed, as shown with ost Office located at 310 East Street, Suite
MY CO	November , 2024 ARIA RESENDEZ MMISSION # 00000932 RES: March 10, 2034 Craighead County
My commission expires: 10 March 2034	



Notice of Violation

11/26/2024

Jeremy & Donna Jennings 4444 W. Shady Ln. Fisher AR 72429

Case #: 235985

Subject: 300 E PINE, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley Code Enforcement Officer P.O. Box 1845 Jonesboro, AR 72403



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	November 26, 2024	CASE NUMBER: 235985
PROPERTY ADDRESS:	300 Pine St.	
PROPERTY OWNER:	Jeremy & Donna Jennings	

The residence is on a pier foundation and has shifted. The walls and roof line are sagging due to this. The entire foundation needs to be closely inspected and repaired. All trusses must be inspected and any damage repaired, or the truss replaced. All underlay, tarpaper, and shingles must be replaced. The front porch and the rear addition to the home are sagging and pulling away from the main structure. All windows and doors are broken, boarded, or are missing. All windows and doors must be replaced. The internal walls have been destroyed due to copper theft. The entire electrical system must be replaced, brought up to current code, and pass inspection. The entire plumbing system must be replaced, brought up to current code, and pass inspection. The siding is very deteriorated and needs repaired or replaced.

CURRENTLY THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		İs	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES NO XX					

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
Tim Kandle	Toly

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

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Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) \$ Return Receipt (electronic) \$ Postmark	
Certified Mail Restricted Delivery \$ Here	
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Adult Signature Restricted Delivery \$	
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AFFIDAVIT
Montagnery Tovestments LCC
115 Sanatha Dr
Brookland AR 12411
RE: 300 E Pine
I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the
attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with
postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A.,
before 3:00 P.M., on the 4th day of June, 2024.
muchal my)
Michael McQuay Jonesboro Code Enforcement
1)
Subscribed and sworn to before me the day of day of day of day.
MARIA RESENDEZ NOTABY MY COMMISSION # 00000932 EXPIRES: March 10, 2034
Notary Public Craighead County

My commission expires: 10 March 2034



Notice of Violation

06/04/2024

MONTGOMERY INVESTMENTS LLC 115 Samatha Dr. Brookland AR 72417

Case #: 235985

Subject: 300 E PINE, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell: 870-926-1404

Sincerely,

David Cooley Code Enforcement Officer P.O. Box 1845 Jonesboro, AR 72403

24



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	JUNE 4, 2024	CASE NUMBER: 235985
PROPERTY ADDRESS:	300 PINE ST.	
PROPERTY OWNER:	MONTGOMERY IN	NVESTMENTS LLC

The residence is on a pier foundation has shifted. The walls and roof line are sagging due to this. The entire foundation needs to closely inspected and repaired. All trusses must be inspected and any damaged ones replaced. All underlay, tarpaper, and shingles must be replaced. The front porch and rear addition to the home are sagging and pulling away from the main structure. All structural issues must be repaired. All windows and doors are broken, boarded, or missing. All windows and doors must be replaced. The internal walls have been stripped and destroyed due to copper theft. The entire electrical system must be replaced, brought up to current code, and pass inspection. The entire plumbing system must be replaced, brought up to current code, and pass inspection. The siding is very deteriorated and needs repaired or replaced.

CURRENTLY THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

EMERGENCY ACTION IS WARRANTED: YES NO XX					
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement		
Levis Levis	200		

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece. or on the front if space permits.
- 1. Article Addressed to

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Pfinted Name)

U-Addressee

C Date of Delivery ☐ Yes

T No

☐ Agent

D. Is delivery address different from item 1? ter delivery address below:

MONTGOMERY INVESTMENTS LLC

115 Samatha Dr.

Brookland AR 72417



2402 8667 3244 4234 47

0710 5270 0975

2. Article Nun ansfer from service label)

□ Collect on Delivery □ Collect on Delivery Restricted Delivery

☐ Adult Signature Restricted Delivery

☐ Certified Mail Restricted Delivery

ail Restricted Delivery

☐ Priority Mail Express® ☐ Registered Mail™

□ Registered Mail Restricted Delivery

☐ Signature Confirmation™

□ Signature Confirmation Restricted Delivery

27

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

☐ Adult Signature

☐ Certified Mail®



















City of Jonesboro

300 S. Church Street Jonesboro, AR 72401

Text File

File Number: RES-25:010

Agenda Date: Version: 1 Status: To Be Introduced

In Control: Public Safety Council Committee File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 1108 Cartwright St. Jonesboro, AR 72401 Parcel # 01-144073-05900

OWNER: Zygmunt & Nancy Sue Majewski

LEGAL DESCRIPTION: Lot 9 in Block 5 of Cartwright and French Addition to the City of Jonesboro, Arkansas.

WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 1108 Cartwright St. Jonesboro, AR 72401



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	November 26, 2024	CASE NUMBER: 240129	
PROPERTY ADDRESS:	1108 Cartwright St.		
PROPERTY OWNER:	Zygmunt & Nancy Sue M	lajewski – – – – – – – – – – – – – – – – – – –	

The residence is on a pier foundation and has shifted. The silt plate is starting to rot. The entire silt plate needs replaced. The walls and roof line are sagging due to this. The entire foundation needs to be closely inspected and repaired. All trusses must be inspected and any damage repaired, or the truss replaced. All underlay, tarpaper, and shingles must be replaced. All windows and doors are broken, boarded, or are missing. All windows and doors must be replaced. There is damage to the soffit. Some is from the wood being rotten and there also appears to be damage from wildlife. The siding is mostly wood siding, which is starting to rot and fall off the home. The entire electrical system must be replaced, brought up to current code, and pass inspection. The entire plumbing system must be replaced, brought up to current code, and pass inspection.

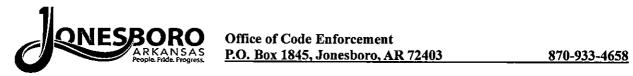
CURRENTLY THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES NO XX					

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
Time Ferrolm	Toly

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358



AFFIDAVIT

NANCY SUE & ZYGMUNT MAJEWSKI
460 RANDALL FUGATE
SPRING CITY TN 37381
RE: 1108 CARTWRIGHT
I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the day of November , 2024 Eric Schmett Jonesboro Code Enforcement
Subscribed and sworn before me the Athday of November, 2024.
MARIA RESENDEZ MY COMMISSION # 00000932 EXPIRES: March 10, 2034 Craighead County
My commission expires: 10 March 2034



Notice of Violation

11/26/2024

Nancy Sue & Zygmunt Majewski 460 Randall Fugate Spring City TN 37381

Case #: 240129

Subject: 1108 CARTWRIGHT, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

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If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell: 870-926-1404

Sincerely,

David Cooley Code Enforcement Officer P.O. Box 1845 Jonesboro, AR 72403



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	November 26, 2024 CASE NUMBER: 240129
PROPERTY ADDRESS:	1108 Cartwright St.
PROPERTY OWNER:	Zygmunt & Nancy Sue Majewski

The residence is on a pier foundation and has shifted. The silt plate is starting to rot. The entire silt plate needs replaced. The walls and roof line are sagging due to this. The entire foundation needs to be closely inspected and repaired. All trusses must be inspected and any damage repaired, or the truss replaced. All underlay, tarpaper, and shingles must be replaced. All windows and doors are broken, boarded, or are missing. All windows and doors must be replaced. There is damage to the soffit. Some is from the wood being rotten and there also appears to be damage from wildlife. The siding is mostly wood siding, which is starting to rot and fall off the home. The entire electrical system must be replaced, brought up to current code, and pass inspection. The entire plumbing system must be replaced, brought up to current code, and pass inspection.

CURRENTLY THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

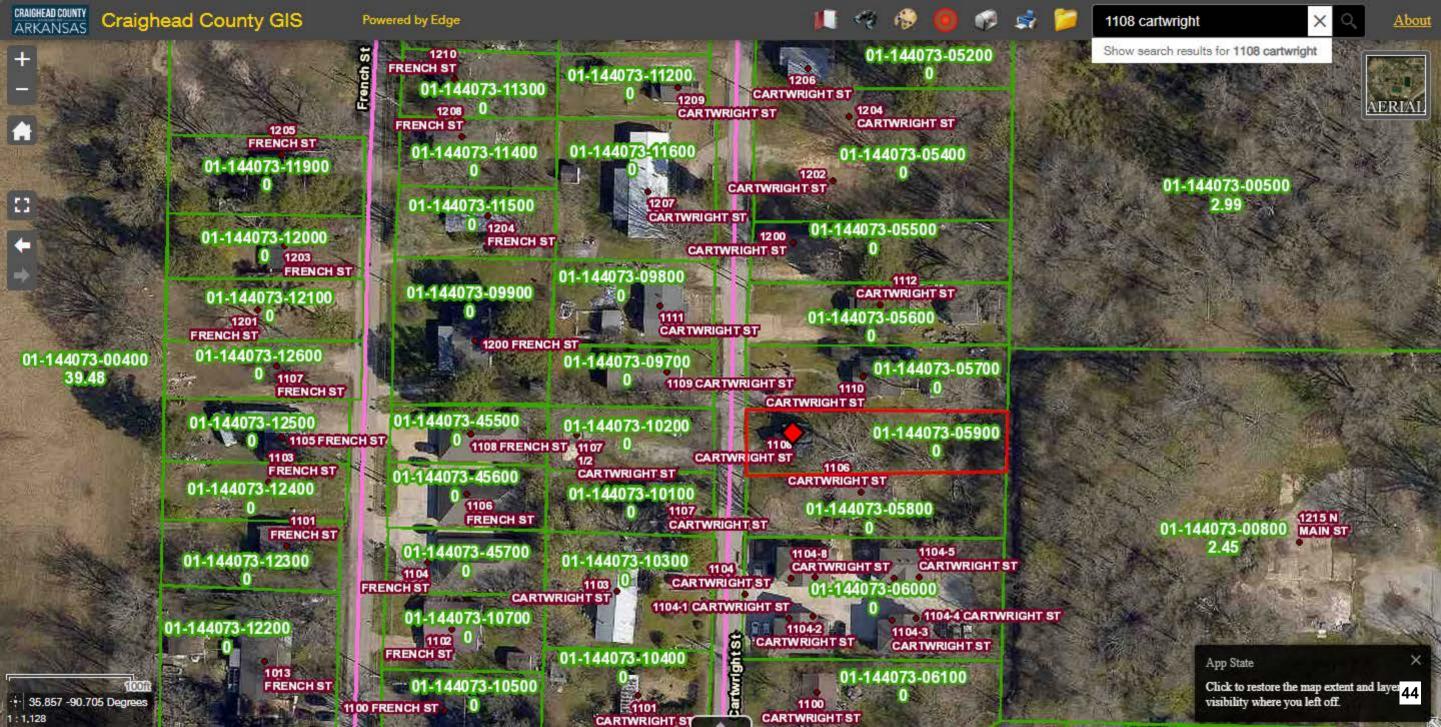
PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES NO XX					

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
The Fand	The state of the s

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

U.S. Postal Service" CERTIFIED MAIL® RECEIPT D m Domestic Mail Only 5 145 For delivery information, visit our website at www.usps.com®. Certified Mail Fee CD m Extra Services & Fees (check box, add fee as appropriate) ru П Return Receipt (hardcopy) Return Receipt (electronic) Postmark 5270 Certified Mail Restricted Deliver Here Adult Signature Required Adult Signature Restricted Deliver Postage 0770 Total Postage and Fees setzvamunt Majauski 0 0 S 0 Reverse for Instructions





<u>AFFIDAVIT</u>
Mancy Sue & Zygmant Majewski
460 Randall Figate
Spring City, TN 37381
RE: 1108 Cartwright Jonesboro, AR 72401
I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the
Subscribed and sworn to before me the 10th day of January, 2024.
Notary Public ARKANSAS ARKANSAS ARKANSAS

My commission expires: May 20, 2032



Notice to Board and Secure

01/10/2024

Nancy Sue & Zygmunt Majewski 460 Randall Fugate Spring City TN 37381

Case #: 240129
In regards to property located at 1108 CARTWRIGHT, JONESBORO, AR 72401

Dear Nancy Sue & Zygmunt Majewski,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice. The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.

In the event you have not commenced work to secure the building with in seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. A fine of not less than \$100 shall be imposed and an additional fine of \$100 for each day thereafter. (Ord. 19:061)

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure:

Should you have any questions about this process, please call the City's Code Enforcement Office at 870-933-4658.

Cell 870-926-1404

Sincerely.

David Cooley

Code Enforcement Officer

U.S. Postal Service[™] CERTIFIED MAIL® RECEIPT

Domestic Mail Only

H3



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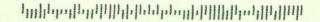


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9590 9402 8476 3186 8655 65

United States Postal Service Sender: Please print your name, address, and ZIP+4® in this box

Jonesboro Code Enforcement P. O. Box 1845 Jonesboro, AR 72403



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

9589 0710

COMPLETE THIS SECTION ON DELIVERY

A. Signature

□ Agent ☐ Addres

☐ Yes

I No

B. Received by (Printed Name) C. Date of Deliv

D. Is delivery address different from item 1? r delivery address below:

2 & Zygmunt Majewski 400 lall Fugate Spring City TN 37381

5270 1321



9590 9402 8476 3186 8655 65

Article Number (Transfer from service label)

☐ Adult Signature ☐ Adult Signature Restricted Delivery

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Delivery ☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Restricted Delivery

49 O C Domestic Return Receipt















