



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, July 15, 2014

5:30 PM

Municipal Center

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

City Council Chambers, Municipal Center

NOMINATING & RULES SPECIAL CALLED COMMITTEE MEETING AT 5:10 P.M.

City Council Chambers, Municipal Center

PUBLIC HEARING AT 5:20 P.M.

Regarding the abandonment of a portion of a public alley west of Floyd Street as requested by Max Dacus, Jr. and Don Lemay

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-14:055 Presentation by Jason Franken of Foster & Foster Actuaries and Consultants to discuss the January 1, 2014, non-uniformed actuarial valuation (frozen defined benefit plan) which includes investments with both Principal and Stephens

Sponsors: Finance

Attachments: [Valuation Report](#)

COM-14:061 Presentation of promotional video for North Jonesboro Neighborhood Initiative (NJNI)

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-14:076 Minutes for the City Council meeting on July 1, 2014

Attachments: [Minutes](#)

MIN-14:080 Minutes for the special called City Council meeting on July 9, 2014

Attachments: [Minutes](#)

RES-14:081 A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR JESUS UNLIMITED, INC. REPLAT, A COMMERCIAL DEVELOPMENT

Sponsors: Engineering

Attachments: [Maintenance Agreement](#)
[Plat](#)

Legislative History

7/1/14 Public Works Council Recommended to Council
 Committee

RES-14:086 A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR SOUTH OAKS SUBDIVISION - PHASE II - REVISED, A RESIDENTIAL SUBDIVISION

Sponsors: Engineering

Attachments: [Maintenance Agreement](#)
[Plat](#)

Legislative History

7/1/14 Public Works Council Recommended to Council
 Committee

RES-14:089 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 315 S PATRICK, JONESBORO, ARKANSAS FOR THE PURPOSE OF STREET IMPROVEMENTS

Sponsors: Engineering

Attachments: [Offer and Acceptance](#)
[Appraisal](#)
[Map](#)

Legislative History

7/1/14 Public Works Council Recommended to Council
 Committee

RES-14:090 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM JIMMY D. ASHLEY AND CHRISTINE L. ASHLEY FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS

Sponsors: Engineering

Attachments: [Permanent Drainage Easement](#)

Legislative History

7/1/14 Public Works Council Recommended to Council
 Committee

RES-14:097 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS FOR THE SUGGESTED RENAMING OF NORDEX DRIVE TO TRINITY DRIVE

REQUESTED BY GRANT CHRISTOPHER ON BEHALF OF TRINITYRAIL.

Sponsors: Mayor's Office

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-14:043 AN ORDINANCE ABANDONING AND VACATING A PORTION OF A PUBLIC ALLEY LOCATED EAST OF FLOYD STREET AS REQUESTED BY MAX DACUS, JR. AND DON LEMAY

Attachments: [City Letter](#)
[Petition](#)
[Plat](#)
[Utility Letters](#)

ORD-14:044 AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-2 FOR PROPERTY LOCATED AT 2304 MOORE ROAD AS REQUESTED BY SANDRA FOWLER AND STEVE MOORE

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

7. UNFINISHED BUSINESS

8. MAYOR'S REPORTS

COM-14:062 Financial statement for the Jonesboro Airport Commission through June, 2014

Sponsors: Municipal Airport Commission
Attachments: [Financial Statement](#)

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

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

11. ADJOURNMENT



Legislation Details (With Text)

File #: COM-14:055 **Version:** 1 **Name:** Presentation by Jason Franken of Foster & Foster
Type: Other Communications **Status:** To Be Introduced
File created: 6/2/2014 **In control:** City Council
On agenda: 7/15/2014 **Final action:**
Title: Presentation by Jason Franken of Foster & Foster Actuaries and Consultants to discuss the January 1, 2014, non-uniformed actuarial valuation (frozen defined benefit plan) which includes investments with both Principal and Stephens
Sponsors: Finance
Indexes: Presentations
Code sections:
Attachments: [Valuation Report](#)

Date	Ver.	Action By	Action	Result
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Presentation by Jason Franken of Foster & Foster Actuaries and Consultants to discuss the January 1, 2014, non-uniformed actuarial valuation (frozen defined benefit plan) which includes investments with both Principal and Stephens

RETIREMENT PLAN FOR EMPLOYEES
OF THE CITY OF JONESBORO

ACTUARIAL VALUATION
AS OF JANUARY 1, 2014

CONTRIBUTIONS APPLICABLE TO THE
PLAN/FISCAL YEAR ENDED DECEMBER 31, 2014

June 17, 2014

Ben Barylske, Chief Financial Officer
City of Jonesboro
515 W. Washington Ave.
Jonesboro, AR 72401

Re: Retirement Plan for Employees of the City of Jonesboro

Dear Ben:

We are pleased to present to the Board this report of the annual actuarial valuation of the Retirement Plan for Employees of the City of Jonesboro. The valuation was performed to determine whether the assets and contributions are sufficient to provide the prescribed benefits and to develop the appropriate funding requirements for the applicable plan year.

The valuation has been conducted in accordance with generally accepted actuarial principles and practices, including the applicable Actuarial Standards of Practice as issued by the Actuarial Standards Board, as well as applicable federal laws and regulations. In our opinion, the assumptions used in this valuation, as adopted by the Board of Trustees, represent reasonable expectations of anticipated plan experience.

In conducting the valuation, we have relied on personnel, plan design, and asset information supplied by the Board of Trustees, financial reports prepared by the custodian bank and the actuarial assumptions and methods described in the Actuarial Assumptions section of this report. While we cannot verify the accuracy of all this information, the supplied information was reviewed for consistency and reasonableness. As a result of this review, we have no reason to doubt the substantial accuracy of the information and believe that it has produced appropriate results. This information, along with any adjustments or modifications, is summarized in various sections of this report.

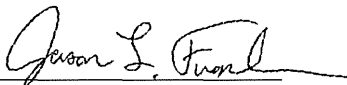
The undersigned is familiar with the immediate and long-term aspects of pension valuations, and meets the Qualification Standards of the American Academy of Actuaries necessary to render the actuarial opinions contained herein. All of the sections of this report are considered an integral part of the actuarial opinions.

To our knowledge, no associate of Foster & Foster, Inc. working on valuations of the program has any direct financial interest or indirect material interest in the City of Jonesboro, nor does anyone at Foster & Foster, Inc. act as a member of the Board of Trustees of the Retirement Plan for Employees of the City of Jonesboro. Thus, there is no relationship existing that might affect our capacity to prepare and certify this actuarial report.

If there are any questions, concerns, or comments about any of the items contained in this report, please contact me at 239-433-5500.

Respectfully submitted,

Foster & Foster, Inc.

By: 
Jason L. Franken
Enrolled Actuary #14-6888

JLF/Ike

Enclosures

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SUMMARY OF REPORT

The regular annual actuarial valuation of the Retirement Plan for Employees of the City of Jonesboro, performed as of January 1, 2014, has been completed and the results are presented in this Report. The contribution amounts set forth herein are applicable to the plan/fiscal year ended December 31, 2014.

The contribution requirements, compared with those set forth in the January 1, 2013 actuarial valuation, are as follows:

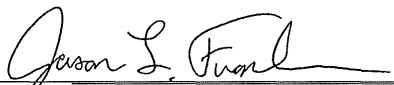
Valuation Date	1/1/2013	1/1/2014
Applicable Plan/Fiscal Year End	<u>12/31/2013</u>	<u>12/31/2014</u>
Total Required Contribution	\$0	\$0
% of Total Annual Payroll	0.0%	0.0%

During the last twelve months, the experience has been more favorable than expected, relative to the Plan's actuarial assumptions. The primary source of favorable experience included a 10.7% investment return (Market Value Basis).

The balance of this Report presents additional details of the actuarial valuation and the general operation of the Fund. The undersigned would be pleased to meet with the Board of Trustees in order to discuss the Report and answer any pending questions concerning its contents.

Respectfully submitted,

FOSTER & FOSTER, INC.

By: 
 Jason L. Franken, FSA, EA, MAAA

Plan Changes Since Prior Valuation

There have been no changes to the Plan since the prior valuation.

Actuarial Assumption/Method Changes Since Prior Valuation

There have been no changes in assumptions or methods since the prior valuation.

COMPARATIVE SUMMARY OF PRINCIPAL VALUATION RESULTS

	<u>1/1/2014</u>	<u>1/1/2013</u>
A. Participant Data		
Number Included		
Actives	164	181
Service Retirees	52	50
Beneficiaries	4	4
Terminated Vested	64	57
	<hr/>	<hr/>
Total	284	292
Total Annual Payroll	\$5,944,979	\$6,533,062
Payroll Under Assumed Ret. Age	5,681,391	6,260,454
Annual Rate of Payments to:		
Service Retirees	302,053	279,208
Beneficiaries	18,633	18,633
Terminated Vested	250,228	219,871
B. Assets		
Actuarial Value	9,706,016	9,056,954
Market Value	9,706,016	9,056,954
C. Liabilities		
Present Value of Benefits		
Active Members		
Retirement Benefits	2,858,478	2,967,051
Death Benefits	1,471	1,552
Vested Benefits	533,679	580,806
Refund of Contributions	0	0
Service Retirees	2,773,493	2,591,453
Beneficiaries	119,272	126,393
Terminated Vested	990,053	836,276
	<hr/>	<hr/>
Total	7,276,446	7,103,531

	<u>1/1/2014</u>	<u>1/1/2013</u>
C. Liabilities - (Continued)		
Present Value of Future Salaries	51,719,978	58,249,419
Present Value of Future Member Cont.	0	0
Normal Cost		
Retirement Benefits	0	0
Death Benefits	0	0
Vested Benefits	0	0
Refund of Contributions	0	0
	<hr/>	<hr/>
Total Normal Cost	0	0
Present Value of Future Normal Costs	0	0
Actuarial Accrued Liability		
Retirement Benefits	2,858,478	2,967,051
Death Benefits	1,471	1,552
Vested Benefits	533,679	580,806
Refund of Contributions	0	0
Inactives	3,882,818	3,554,122
	<hr/>	<hr/>
Total Actuarial Accrued Liability	7,276,446	7,103,531
Unfunded Actuarial Accrued Liab (UAAL)	(2,429,570)	(1,953,423)
D. Actuarial Present Value of Accrued Benefits		
Vested Accrued Benefits		
Inactives	3,882,818	3,554,122
Actives	3,295,819	3,355,631
Member Contributions	52,924	57,794
	<hr/>	<hr/>
Total	7,231,561	6,967,547
Non-vested Accrued Benefits	44,885	135,984
	<hr/>	<hr/>
Total Present Value Accrued Benefits	7,276,446	7,103,531
Increase (Decrease) in Present Value of Accrued Benefits Attributable to:		
Plan Amendments	0	
Assumption Changes	0	
New Accrued Benefits	(46,070)	
Benefits Paid	(302,438)	
Interest	521,423	
Other	0	
	<hr/>	
Total:	172,915	

Valuation Date Applicable to Fiscal Year Ending	1/1/2014 <u>12/31/2014</u>	1/1/2013 <u>12/31/2013</u>
E. Pension Cost		
Normal Cost (with interest) % of Total Annual Payroll*	\$0 0.0	\$0 0.0
Administrative Expense (with interest) % of Total Annual Payroll*	36,624 0.6	36,624 0.6
Payment Required to Amortize Unfunded Actuarial Accrued Liability over 30 years (as of 1/1/2014) % of Total Annual Payroll*	(205,715) (3.6)	(165,398) (2.6)
Total Required Contribution % of Total Annual Payroll*	0 0.0	0 0.0
Expected Member Contributions % of Total Annual Payroll*	0 0.0	0 0.0
Expected City Contribution % of Total Annual Payroll*	0 0.0	0 0.0
F. Past Contributions		
Plan Year Ending:	<u>12/31/2013</u>	
Total Required Contribution City Requirement	0 0	
Actual Contributions Made:		
Members	0	
City	0	
Total	<u>0</u>	
G. Net Experience Gain (Loss)	364,987	

* Contributions developed as of 1/1/2014 are expressed as a percentage of Payroll Under Assumed Retirement Age at 1/1/2014 of \$5,681,391.

H. (i) 3 Year Comparison of Actual and Assumed Increases in Pensionable Compensation

		<u>Actual</u>	<u>Assumed</u>
Year Ended	12/31/2013	4.6%	4.5%
Year Ended	12/31/2012	4.7%	4.5%
Year Ended	12/31/2011	5.8%	4.5%

(ii) 3 Year Comparison of Investment Return on Actuarial Value

		<u>Actual</u>	<u>Assumed</u>
Year Ended	12/31/2013	10.7%	7.5%
Year Ended	12/31/2012	10.7%	7.5%
Year Ended	12/31/2011	0.6%	7.5%

STATEMENT BY ENROLLED ACTUARY

This actuarial valuation was prepared and completed by me or under my direct supervision, and I acknowledge responsibility for the results. To the best of my knowledge, the results are complete and accurate, and in my opinion, the techniques and assumptions used are reasonable and adhere to the Actuarial Standards of Practice. There is no benefit or expense to be provided by the plan and/or paid from the plan's assets for which liabilities or current costs have not been established or otherwise taken into account in the valuation. All known events or trends which may require a material increase in plan costs or required contribution rates have been taken into account in the valuation.



Jason L. Franken, FSA, EA, MAAA
Enrolled Actuary #14-6888

RECONCILIATION OF UNFUNDED ACTUARIAL ACCRUED LIABILITIES

(1)	Unfunded Actuarial Accrued Liability as of January 1, 2013	(\$1,953,423)
(2)	Sponsor Normal Cost developed as of January 1, 2013	0
(3)	Expected Administrative expenses for the fiscal year ended December 31, 2013	34,069
(4)	Interest on (1), (2) and (3)	(145,229)
(5)	Sponsor Contributions to the System during the year ending December 31, 2013	0
(6)	Interest on (4)	0
(7)	Expected UAAL as of January 1, 2014 (1)+(2)+(3)+(4)-(5)-(6)	(2,064,583)
(8)	Change in UAAL due to Experience Gain	(364,987)
(9)	Unfunded Accrued Liability as of January 1, 2014	(\$2,429,570)

	<u>Date Established</u>	<u>Years Remaining</u>	<u>1/1/2014 Amount</u>	<u>Amortization Amount</u>
UAAL	1/1/2014	30	(\$2,429,570)	(\$191,363)

PROJECTION OF BENEFIT PAYMENTS

Year	Payments for Current Actives	Payments for Current Inactives	Total Payments
2014	48,598	323,034	371,632
2015	60,118	325,508	385,626
2016	69,284	327,320	396,603
2017	96,500	334,306	430,806
2018	105,082	337,489	442,571
2019	143,474	342,591	486,065
2020	181,116	335,093	516,209
2021	223,548	326,659	550,206
2022	288,016	336,934	624,950
2023	298,296	335,146	633,443
2024	308,595	324,939	633,534
2025	379,034	313,066	692,101
2026	387,743	300,425	688,168
2027	413,301	293,174	706,474
2028	422,253	287,467	709,720
2029	438,693	279,588	718,281
2030	434,586	272,497	707,083
2031	430,825	260,650	691,475
2032	435,513	256,721	692,234
2033	437,138	253,310	690,448
2034	439,233	251,836	691,069
2035	445,623	250,024	695,647
2036	459,754	236,161	695,914
2037	473,426	233,377	706,803
2038	459,040	225,932	684,973
2039	439,146	210,790	649,936
2040	422,449	198,911	621,360
2041	410,607	189,323	599,930
2042	399,294	187,698	586,992
2043	383,500	175,067	558,567
2044	366,358	165,855	532,213
2045	355,102	153,550	508,652
2046	333,733	150,173	483,906
2047	307,443	144,576	452,019
2048	295,694	136,283	431,977
2049	282,773	127,795	410,568
2050	267,292	119,356	386,647
2051	249,131	111,115	360,246
2052	229,390	101,728	331,117
2053	211,081	94,244	305,325

ACTUARIAL ASSUMPTIONS AND METHODS

Mortality Rate	IRS Prescribed Mortality Optional Combined Table for Small Plans as of the valuation date.
Interest Rate	7.5% per year compounded annually, net of investment related expenses
Retirement Age	100% retiring at age 65.
Termination Rate	2003 Society of Actuaries Small Plan Age Table, multiplied by 0.60. See below.
Salary Increases	4.5% per year until the assumed Retirement Age.
Administrative Expenses	\$34,069
Disability	None
Interest Rate for Member Contributions	2.95%
Funding Method	Projected Unit Credit Cost Method
Actuarial Asset Method	Market Value of Assets
Amortization Method	Level Dollar, Open

<u>Age</u>	<u>% Terminating During the Year</u>
20	14.58%
30	9.30
40	5.64
50	3.36

VALUATION NOTES

Total Annual Payroll is the projected annual rate of pay for the fiscal year following the valuation date of all covered Members.

Present Value of Benefits is the single sum value on the valuation date of all future benefits to be paid to current Members, Retirees, Beneficiaries and Vested Terminations.

Normal (Current Year's) Cost is the current year's cost for benefits yet to be funded.

Unfunded Accrued Liability is a liability which arises when a pension plan is initially established or improved and such establishment or improvement is applicable to all years of past service.

Total Required Contribution is equal to the Normal Cost plus an amount sufficient to amortize the Unfunded Accrued Liability over no more than 30 years. The required amount is adjusted for interest according to the timing of contributions during the year.

Projected Unit Credit Cost Method - Under this method, the normal cost for an active participant is the present value of the projected increase in the benefit earned during the year. The total normal cost is the sum of the individual normal costs for all active participants.

The accrued liability is the sum of the individual accrued liabilities for all participants and beneficiaries. A participant's accrued liability equals the present value, at the participant's attained age, of the accrued benefits with projections made for salary increases. A beneficiary's accrued liability equals the present value, at the beneficiary's attained age, of future benefits. The unfunded accrued liability equals the total accrued liability less the actuarial value of assets.

BALANCE SHEET
December 31, 2013

<u>ASSETS</u>	MARKET VALUE
Cash and Cash Equivalents:	
Money Market	18,359.85
Cash	40,191.74
Total Cash and Equivalents	58,551.59
Total Receivable	0.00
Investments:	
Mutual Funds: Principal	
Fixed Income	3,764,657.72
Equity	3,782,610.14
Pooled/Common/Commingled Funds: Stephens	
Fixed Income	560,236.20
Equity	1,539,960.62
Total Investments	9,647,464.68
TOTAL ASSETS	9,706,016.27
 <u>LIABILITIES AND NET ASSETS</u>	
Total Liabilities	0.00
Net Assets	9,706,016.27
TOTAL LIABILITIES AND NET ASSETS	9,706,016.27

CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS
December 31, 2013
Market Value Basis

REVENUES

Total Contributions		0.00
Earnings from Investments		
Interest & Dividends	47,540.87	
Unrealized Gain (Loss)	936,924.54	
Total Earnings and Investment Gains		984,465.41
	EXPENDITURES	
Expenses:		
Investment Related ¹	32,965.49	
Total Expenses		32,965.49
Distributions to Members:		
Benefit Payments	302,437.96	
Termination Payments	0.00	
Total Distributions		302,437.96
Change in Net Assets for the Year		649,061.96
Net Assets Beginning of the Year		9,056,954.31
Net Assets End of the Year		9,706,016.27

¹Investment Related expenses include investment advisory, custodial and performance monitoring fees.

STATISTICAL DATA

	<u>1/1/2011</u>	<u>1/1/2012</u>	<u>1/1/2013</u>	<u>1/1/2014</u>
<u>Active Members</u>				
Number	211	208	181	164
Average Current Age	45.7	46.2	47.4	48.7
Average Age at Employment	37.5	37.5	37.6	37.7
Average Past Service	8.2	8.7	9.8	11.0
Average Annual Salary	\$34,683	\$33,469	\$36,094	\$36,250
<u>Retirees & Beneficiaries</u>				
Number	45	46	54	56
Average Current Age	69.8	69.8	69.2	70.6
Average Annual Benefit	\$5,519	\$5,263	\$5,516	\$5,727
<u>Terminated Vested Members</u>				
Number	55	53	57	64
Average Current Age	46.4	47.1	48.1	48.3
Average Annual Benefit	\$3,877	\$3,484	\$3,857	\$3,910

VALUATION PARTICIPANT RECONCILIATION

1. Active lives

a. Number in prior valuation 1/1/2013	181
b. Terminations	
i. Vested (partial or full) with deferred benefits	7
ii. Non-vested or full lump sum distribution received	7
c. Deaths	
i. Beneficiary receiving benefits	0
ii. No future benefits payable	0
d. Retired	3
e. Voluntary withdrawal	0
f. Continuing participants	164
g. New entrants	0
h. Total active life participants in 1/1/2014 valuation	164

2. Non-Active lives (including beneficiaries receiving benefits)

	Service Retirees, Vested Receiving <u>Benefits</u>	Receiving Death <u>Benefits</u>	Vested <u>Deferred</u>	<u>Total</u>
a. Number prior valuation	50	4	57	111
b. In	3	0	7	10
c. Out	1	0	0	1
d. Number current valuation	52	4	64	120

AGE AND SERVICE DISTRIBUTION

PAST SERVICE

AGE	0	1	2	3	4	5-9	10-14	15-19	20-24	25-29	30+	Total
15 - 19	0	0	0	0	0	0	0	0	0	0	0	0
20 - 24	0	0	0	0	1	0	0	0	0	0	0	1
25 - 29	0	0	1	1	0	4	0	0	0	0	0	6
30 - 34	0	0	2	3	0	8	4	0	0	0	0	17
35 - 39	0	0	0	2	3	10	0	1	0	0	0	16
40 - 44	0	0	2	0	0	8	7	4	0	0	0	21
45 - 49	0	0	0	3	0	7	4	2	1	0	0	17
50 - 54	0	0	3	0	1	7	6	5	3	1	0	26
55 - 59	0	0	0	1	1	11	4	6	4	5	0	32
60 - 64	0	0	3	0	1	5	4	4	1	1	0	19
65+	0	0	0	1	1	3	0	2	0	2	0	9
Total	0	0	11	11	8	63	29	24	9	9	0	164

SUMMARY OF CURRENT PLAN

<u>Eligibility</u>	Any full-time employee who is employed for more than 20 hours per week and more than five months per year.
<u>Accrual Service</u>	Years and fractional parts of years (to the nearest month) of service as employed by the City through December 31, 2011.
<u>Compensation</u>	Gross annual compensation, without reduction for flexible spending account contributions.
<u>Average Compensation</u>	The monthly average of the five latest Compensation Years through December 31, 2011.
<u>Normal Retirement</u>	
Date	Age 65 and 5 years of Accrual Service.
Benefit	1.5% for each year of Accrual Service times average compensation. Minimum of \$25 per month.
Form of Benefit	For the Retiree's lifetime with 120 payments guaranteed.
<u>Early Retirement</u>	
Date	Age 55 and 5 years of Accrual Service.
Benefit	Accrued benefit, reduced 6.7% per year for the first five years then 3.3% per year for the next five years.
Form of Benefit	For the Retiree's lifetime with 120 payments guaranteed.
<u>Vesting</u>	
Schedule	100% after 5 years of Accrual Service.
Benefit Amount	Member will receive the vested portion of his (her) accrued benefit payable at the otherwise Normal Retirement Date.
<u>Death Benefit</u>	
Benefit	100% refund of Member's contribution account.

DISCLOSURE INFORMATION PER STATEMENT NO. 25 OF THE
GOVERNMENTAL ACCOUNTING STANDARDS BOARD

The schedule provided below has been prepared in accordance with the requirements
of paragraph 37 of Statement No. 25 of the Governmental Accounting Standards Board.

SCHEDULE OF FUNDING PROGRESS

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - PUC* (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
1/1/2014	9,706,016	7,276,446	(2,429,570)	133.4%	5,944,979	-40.9%
1/1/2013	9,056,954	7,103,531	(1,953,423)	127.5%	6,533,062	-29.9%
1/1/2012	8,422,766	6,974,465	(1,448,301)	120.8%	6,961,498	-20.8%
1/1/2011	8,000,458	9,183,816	1,183,358	87.1%	7,318,088	16.2%

The schedule provided below has been prepared in accordance with the requirements
of paragraph 38 of Statement No. 25 of the Governmental Accounting Standards Board.

SCHEDULE OF CONTRIBUTIONS FROM THE EMPLOYER AND OTHER CONTRIBUTING ENTITIES

Year Ended December 31	Annual Required Contribution	City Contribution	Percentage Contributed
2013	0	0	N/A
2012	0	0	N/A
2011	625,256	625,256	100.0%
2010	690,346	690,346	100.0%
2009	853,015	853,015	100.0%

*The AAL was determined using the Entry Age Normal Cost method prior to 1/1/12.

DISCLOSURE INFORMATION PER STATEMENT NO. 27 OF THE
GOVERNMENTAL ACCOUNTING STANDARDS BOARD

ANNUAL PENSION COSTS AND RELATED INFORMATION

Contribution rates as of 12/31/2013

City	0
Plan Members	0
Actuarially Determined Contribution	0
Contributions made	0
Actuarial valuation date	1/1/2013
Actuarial cost method	Projected Unit Credit
Amortization method	Level Dollar, Open
Remaining amortization period	30 Years
Asset valuation method	Market
Actuarial assumptions:	
Investment rate of return	7.5%
Projected salary increase*	4.5%
* Includes inflation at	3.0%
Post Retirement COLA	0.0%

THREE YEAR TREND INFORMATION

<u>Year</u> <u>Ending</u>	<u>Annual</u> <u>Pension</u> <u>Cost (APC)</u>	<u>Percentage</u> <u>of APC</u> <u>Contributed</u>	<u>Net</u> <u>Pension</u> <u>Obligation</u>
12/31/2013	0	N/A	0
12/31/2012	0	N/A	0
12/31/2011	625,256	100%	0



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-14:061 **Version:** 1 **Name:** Promotional video for NJNI
Type: Other Communications **Status:** To Be Introduced
File created: 7/3/2014 **In control:** City Council
On agenda: 7/15/2014 **Final action:**
Title: Presentation of promotional video for North Jonesboro Neighborhood Initiative (NJNI)
Sponsors: Mayor's Office
Indexes: Presentations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation of promotional video for North Jonesboro Neighborhood Initiative (NJNI)



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-14:076 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 7/2/2014 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the City Council meeting on July 1, 2014
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the City Council meeting on July 1, 2014



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, July 1, 2014

5:30 PM

Municipal Center

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

PUBLIC HEARING AT 5:20 P.M.

Regarding the abandonment of utility easements located south of Springs Valley Drive as requested by Matt Rankin

No one spoke in opposition to the abandonment.

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

4. SPECIAL PRESENTATIONS

COM-14:059 Proclamation by Mayor Harold Perrin to Mr. Paul Calkin

Sponsors: Mayor's Office

This item was Read.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman Chris Gibson, seconded by Councilman John Street, to Approve the Consent Agenda. The motioned PASSED

Aye: 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

MIN-14:070 Minutes for the City Council meeting on June 17, 2014

Attachments: [Minutes](#)

A motion was made that this Minutes be Passed . The motion PASSED BY VOICE VOTE

RES-14:084 RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE EAPDD FOR A GIF GRANT FOR THE EMERGENCY RESPONSE SOFTWARE SAFETY PROGRAM

Sponsors: Grants

Attachments: [Award Letter & Grant Agreement GIF Traffic Lights.pdf](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-084-2014

RES-14:087 A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH PMAM CORPORATION TO OBTAIN HUMAN CAPITAL MANAGEMENT SOFTWARE

Sponsors: Police Department

Attachments: [Contract](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-085-2014

RES-14:088 RESOLUTION AUTHORIZING A CONTRACT BETWEEN JETS AND TOTAL LIFE HEALTHCARE

Sponsors: JETS

Attachments: [Contract](#)

This item was Postponed Indefinitely.

RES-14:091 RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE CAPDD FOR A GIF GRANT FOR THE MIRACLE LEAGUE

Sponsors: Grants

Attachments: [CAPDD Grant Agreement for ML.pdf](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-086-2014

RES-14:092 RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO IMPLEMENT THE FY 2014 CDBG ACTION PLAN

Sponsors: Grants

Attachments: [CDBG Action Plan 2014 Grant Agreement.pdf](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-087-2014

RES-14:093 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, AUTHORIZING THE MAYOR AND CITY CLERK TO SELL PROPERTY LOCATED AT 1300, 1302, 1304, 1308, 1312, 1314, 1316 OAKHURST, AND 107 S. FLOYD STREET, JONESBORO, ARKANSAS TO JEREMY MOORE

Sponsors: Mayor's Office

This item was PASSED on the consent agenda.

Enactment No: R-EN-088-2014

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-14:035 AN ORDINANCE TO AMEND THE 2013 BUDGET ORDINANCE FOR THE CITY OF JONESBORO

Sponsors: Finance

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Street motioned, seconded by Councilman Gibson, to suspend the rules and waive the second and third readings. All voted aye.

After adoption of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

A motion was made by Councilman John Street, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: O-EN-036-2014

ORD-14:037 AN ORDINANCE TO ENTER INTO AN AGREEMENT WITH ASSOCIATED ENGINEERING AND TESTING, LLC FOR LAND SURVEYING AND MAPPING SERVICES AT OAKLAWN CEMETERY AND NETTLETON CEMETERY

Sponsors: Finance and Engineering

Attachments: [Agreement](#)

Councilman Moore offered the ordinance for first reading by title only.

Councilman Moore motioned, seconded by Councilwoman Williams, to suspend the rules and waive the second and third readings. All voted aye.

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

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: O-EN-037-2014

ORD-14:038 AN ORDINANCE ADOPTING BY REFERENCE A CERTAIN TECHNICAL CODE 2010 ADA STANDARD CODE TO THE JONESBORO CODE OF ORDINANCES AND DECLARING AN EMERGENCY FOR IMMEDIATE PUBLIC COMPLIANCE

Sponsors: Inspections

Attachments: [2010ADASTandards](#)

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Street motioned, seconded by Councilman Vance, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilman Moore, to adopt the emergency clause. All voted aye.

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

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: O-EN-038-2014

ORD-14:039 AN ORDINANCE ADOPTING BY REFERENCE A CERTAIN TECHNICAL CODE 2012 EXISTING BUILDING CODE TO THE JONESBORO CODE OF ORDINANCES AND DECLARING AN EMERGENCY FOR THE PURPOSE OF UPDATING CURRENT CODE FOR IMMEDIATE PUBLIC COMPLIANCE

Sponsors: Inspections

Councilman Vance offered the ordinance for first reading by title only.

Councilman Street motioned, seconded by Councilman Vance, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

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

Enactment No: O-EN-039-2014

ORD-14:040 AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 105-147 OF THE

JONESBORO CODE OF ORDINANCES, AND TO REPEAL ORDINANCE NO.09:010 AND ADOPTING BY REFERENCE A CERTAIN TECHNICAL CODE ENTITLED THE 2010 ARKANSAS MECHANICAL CODE, AND TO DECLARE AN EMERGENCY FOR THE PURPOSE OF IMMEDIATE PROTECTION OF PUBLIC SAFETY

Sponsors: Inspections

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Street motioned, seconded by Councilman Vance, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

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

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: O-EN-040-2014

ORD-14:041

AN ORDINANCE TO AMEND CHAPTERS 105-53 AND 105-54 OF THE JONESBORO CODE OF ORDINANCES, REPEAL ORDINANCE NO.97:1727 AND ADOPTING BY REFERENCE A CERTAIN TECHNICAL CODE ENTITLED THE 2011 NATIONAL ELECTRIC CODE, AND TO DECLARE AN EMERGENCY FOR THE PURPOSE OF THE IMMEDIATE PRESERVATION OF PUBLIC SAFETY

Sponsors: Inspections

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Gibson motioned, seconded by Councilman Coleman, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilman Johnson, to adopt the emergency clause. All voted aye.

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

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: O-EN-041-2014

ORD-14:042

ORDINANCE TO VACATE AND ABANDON AN UNIMPROVED TWENTY FEET (20') WIDE & A TEN (10') FEET WIDE UTILITY EASEMENT LOCATED SOUTH OF SPRING VALLEY DRIVE AS REQUESTED BY MATT RANKIN

Attachments: [Abandonment Plats](#)
[Petition](#)
[Utility Repsonse Letters](#)
[Planning & Engineering Letter](#)

Councilman Street offered the ordinance for first reading by title only.

Councilman Street motioned, seconded by Councilman Gibson, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

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

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: O-EN-042-2014

RESOLUTIONS TO BE INTRODUCED

RES-14:094 RESOLUTION TO SET A PUBLIC HEARING REGARDING THE ABANDONMENT OF A PORTION OF A PUBLIC ALLEY WEST OF FLOYD STREET AS REQUESTED BY MAX DACUS, JR. AND DON LEMAY

Attachments: [Petition](#)
[Plat](#)
[Utility Letters](#)
[City Letter](#)

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

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

Enactment No: R-EN-081-2014

7. UNFINISHED BUSINESS

ITEMS THAT HAVE BEEN HELD IN COUNCIL

ORD-14:031 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 1802 COMMERCE DRIVE AS REQUESTED BY JACK ELAM

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

Councilman Street informed the Council that the property owner, Jack Elam, has asked for the rezoning to be tabled again until August 19, 2014. He explained Mr. Elam is still working out some issues with the rezoning and needs more time. It was later noted by Councilman Street that the proper date should be August 19, 2014, instead of August 18, 2014, as he originally motioned.

A motion was made by Councilman John Street, seconded by Councilman Darrel Dover, that this matter be Postponed Temporarily until August 19, 2014. The motion PASSED with the following vote.

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

RES-14:052

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property at: 3905 Hill Dr, Manufactured Homes 1 thru 11 and Shed, Owner Marvin & Jacqueline Cleamer (Deceased) Hiers Linda Varner, Marlene Zelt and Ronald L Edmiston.

Sponsors: Code Enforcement

Attachments: [CONDEMNATION CHECKLIST](#)
[Inspection Report 3905](#)
[Case File 3905 Hill Dr](#)
[Email from Planning Department](#)
[Photos of property](#)

Attorney Marty Lilly, representing the estate, explained he has been able to work out the issues with the condemnation since the last meeting. He has met with City Attorney Phillip Crego and City Planner Otis Spriggs to discuss the matter. They do not oppose proceeding with the condemnation. He further explained they agreed the nonconforming use will be available until February 1, 2015, and if anyone is still living in the mobile homes they will assist in getting the people off the property. City Attorney Crego noted that they are starting the one year on February 1, 2014, because that is the date of the first visit by Code Enforcement to start the condemnation process. The nonconforming use will end on January 31, 2015, if no one purchases the property and brings in new mobile homes during that time.

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

Enactment No: R-EN-082-2014

8. MAYOR'S REPORTS

Mayor Perrin reported on the following items:

Last week he met with the leaders of the local civic clubs to get ideas on how to better the city in the future and to discuss the current projects of the city.

The city has advertised for bids for cleanup services due to the storm in June. Bids will open on July 9th. The company will have 45 days to clean up the storm debris. He asked for the continued patience of the citizens. The city has also received a verbal commitment from ADEQ to burn some of the debris at the Strawfloor facility.

He invited everyone to a re-lighting event at Bridge Street bridge on Thursday, July 3, 2014, at 8:30 p.m. The bridge will be part of the historical register.

The city will be putting up a Welcome to Jonesboro sign on Highway 49 near the

fairgrounds soon.

Year to date, the city has removed 26 homes and rehabbed 4 homes, with 4 demolitions being approved at the last Council meeting. He commended Code Enforcement for their work. A lot of work is also being done by the property owners to clean up their property.

Grants Administrator Heather Clements discussed a recent visit by the Environmental Protection Agency (EPA) for projects in North Jonesboro. The EPA assisted the city in receiving technical assistance from Kansas State University to come up with a strategy to for an area-wide planning grant. They will look at an area from Main Street to Caraway Road, from Aggie Road to Belt Street for revitalization. It will go along with an agreement the city has with HUD for technical assistance in order to start getting CDBG funds to work on economic solutions for North Jonesboro. Mayor Perrin added they are planning a trip to Austin, Texas to meet with the EDA to request funding for the floodplain in North Jonesboro. He expects to ask for about \$8 million for improvements.

9. CITY COUNCIL REPORTS

Councilman Street motioned, seconded by Councilman Dover, to suspend the rules and place RES-14:095 on the agenda. All voted aye.

RES-14:095

A RESOLUTION REQUESTING FREE UTILITY SERVICE FROM CITY WATER AND LIGHT FOR TRAFFIC SIGNAL

Sponsors: Engineering

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

Aye: 12 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

Enactment No: R-EN-083-2014

Councilman Street commended the Street and Sanitation Departments for their work during the recent storm.

Councilman Woods asked for an update from the Parks Department concerning city swimming pools or a water park. Mayor Perrin asked for the update to be held at the next meeting because they plan to visit another area to look at their facilities. They plan on presenting something to the Council concerning an aquatics park.

Councilwoman Williams stated she is proud of the greenway. She then asked when the sidewalks on Caraway will be constructed. Mayor Perrin answered the bids should go out soon.

Councilman Moore asked for details regarding the limited use process and appeals process regarding a proposed Kum N Go gas station on Main and Cherry Street that which nearby property owners are opposing. Mr. Spriggs explained the required process for a convenience store in a C-1 area would be to ask for a conditional use, which means there will be about 11 items that have to be met before it can be

considered for approval by the MAPC. If the conditional use is approved, the opponents can appeal the issue to Circuit Court. If the conditional use is denied by the MAPC, then the applicant can appeal the decision to the City Council. He noted conditional uses are an administrative decision that is presented to the MAPC only. It was also added that property would not need to be rezoned.

Councilman Coleman stated the mosquitoes are getting bad in the city. Mayor Perrin explained Vector Mosquito Control is flying over the city tonight to spray. The city has asked for double services, flying and truck services, to help with the mosquito problem. He asked if citizens are having problems they can call the company for help. Councilman Johnson, chair of the Public Safety Committee, asked for someone from Vector Mosquito to be in attendance at the next Public Safety meeting to discuss the mosquito problem. It was noted that the reports made by Vector Mosquito are in Legistar in case people want to read them.

10. PUBLIC COMMENTS

Mr. Courtney Tatum, 1512 Wofford, stated the mosquito problem at Joe Mack Campbell Park is horrible because the company only drives along the roads, but doesn't go into the fields to spray. He added he also lives next to a retention pond. Vector sprayed in his neighborhood on Sunday, but the mosquitoes were back on Monday. He stated it's hard for parents to watch their kids play baseball at Joe Mack because of the mosquito problem. He added he called Vector and asked that they come out to the park at night to see the problem, but he was told by the woman at the company that they don't have time to do that. Mayor Perrin stated he will talk with the company about the park.

Mr. Tatum also stated that whoever cuts the grass at the detention pond near his home on Wofford park their vehicles in the nearby property owner's yard. He asked that they employees stop parking on private property.

Mr. Tatum then expressed concern about the Kum N Go proposal on Main and Cherry. He stated a gas station doesn't need to go in the middle of a quiet neighborhood because there is one two miles down the road.

Mayor Perrin stated he will look into whoever is mowing the detention pond and if the city has done any damage to the neighbor's property then it will be taken care of.

11. ADJOURNMENT

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

Aye: 12 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

_____ Date: _____

Harold Perrin, Mayor

Attest:

_____ Date: _____

Donna Jackson, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-14:080 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 7/10/2014 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the special called City Council meeting on July 9, 2014
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the special called City Council meeting on July 9, 2014



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Wednesday, July 9, 2014

4:10 PM

Municipal Center

Special Called Meeting

1. CALL TO ORDER BY MAYOR PERRIN

2. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 8 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Rennell Woods; Charles Coleman and Todd Burton

Absent 4 - Mitch Johnson; Tim McCall; Gene Vance and Chris Gibson

3. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-14:046

AN ORDINANCE TO ENTER INTO A CONTRACT FOR DEBRIS REMOVAL AND DISPOSAL RELATED TO THE JUNE 5, 2014 STORM AND TO APPROPRIATE MONEY FROM THE GENERAL FUND FOR THIS EXPENSE

Sponsors: Finance and Mayor's Office

Attachments: [Bid 2014-23 Storm Debris Removal Contract](#)
[Addendum #1 Debris Removal](#)

Councilman Dover offered the ordinance for first reading.

Councilman Moore motioned, seconded by Councilman Street, to suspend the rules and waive the second and third readings. All voted aye.

Councilman Dover questioned whether the city will be reimbursed for the cost of the debris removal. Mayor Perrin answered yes, 35% will be reimbursed by the Office of Emergency Management.

After passage of the ordinance, Councilman Street motioned, seconded by Councilman Moore, to adopt the emergency clause. All voted aye.

Mayor Perrin added he called Mr. Stafford, who owns the company. He indicated he will have to get a license in order to use his trucks in Arkansas, but will be able to start work on Monday morning.

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

Aye: 8 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Rennell Woods; Charles Coleman and Todd Burton

Absent: 4 - Mitch Johnson;Tim McCall;Gene Vance and Chris Gibson

Enactment No: O-EN-043-2014

4. PUBLIC COMMENTS

5. ADJOURNMENT

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

Aye: 8 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Rennell Woods;Charles Coleman and Todd Burton



Legislation Details (With Text)

File #: RES-14:081 **Version:** 1 **Name:** Maintenance agreement for Jesus Unlimited, Inc.
Type: Resolution **Status:** Recommended to Council
File created: 6/2/2014 **In control:** Public Works Council Committee
On agenda: **Final action:**
Title: A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR JESUS UNLIMITED, INC. REPLAT, A COMMERCIAL DEVELOPMENT
Sponsors: Engineering
Indexes: Contract
Code sections:
Attachments: [Maintenance Agreement Plat](#)

Date	Ver.	Action By	Action	Result
7/1/2014	1	Public Works Council Committee		

A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR JESUS UNLIMITED, INC. REPLAT, A COMMERCIAL DEVELOPMENT
WHEREAS, the Section 112-157 of the Jonesboro Municipal code requires a maintenance agreement assuring perpetual maintenance of Stormwater Management Improvements and drainage easements to be dedicated to the City be agreed upon by the City and the developer prior to final plat approval;

WHEREAS, Jesus Unlimited, Inc. has submitted a Maintenance Agreement for Stormwater Management Facilities for Jesus Unlimited, Inc. Replat;

WHEREAS, the City Engineer and City Attorney have reviewed the attached Maintenance Agreement and find it to be in compliance with the Stormwater Management Regulations.

WHEREAS, the Maintenance Agreement and the final plat are to be filed concurrently with the Craighead County Circuit Clerk, upon final approval of the plat.

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

Section 1: The City of Jonesboro accepts the attached maintenance agreement with Jesus Unlimited, Inc. for Jesus Unlimited, Inc. Replat and authorizes the Mayor and City Clerk to execute all documents necessary to effectuate the agreement.

Section 2: The executed agreement is to be retained by the City Clerk until such time as the Clerk is provided with the approved final plat of the development by the Planning Department so that both documents can be filed concurrently with the Craighead County Circuit Clerk.

**MAINTENANCE AGREEMENT
FOR STORMWATER MANAGEMENT FACILITIES**

Property Identification

Project Name: Jesus Unlimited
Project Address: 1423 Belt St
Owner(s): Jesus Unlimited Inc.
Owner Address: 1423 Belt St
City: Jonesboro **State:** AR **Zip Code:** 72401

In accordance with Section 112-157 of the Jonesboro Municipal Code, this agreement is made and entered into this ___ day of _____, 20___, by and between the City of Jonesboro, an Arkansas municipal corporation, hereinafter called the "City" and **Jesus Unlimited Inc.**, hereinafter called the "Developer".

WITNESSTH, that:

WHEREAS, The Developer is proceeding to build on and develop the property in accordance with the Stormwater Management Plan (the "Plan") approved by the City and the recorded plat or easement (the "Plat" or "Easement") for **Jesus Unlimited, Inc. Replat** as recorded in the records of Craighead County, Arkansas.

WHEREAS, the City and the Developer, its successors and assigns, including any property owners' association or homeowners' association, agree that the health, safety, and welfare of the residents of the City of Jonesboro, Arkansas require that on-site stormwater runoff management facilities be constructed and maintained on the property.

WHEREAS, the City requires that on-site stormwater runoff management facilities as shown on the plan be constructed and adequately maintained by the Developer, its successors and assigns, including any property owners' association or homeowners' association.


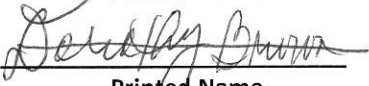

WHEREAS, adequate maintenance is defined herein as the general upkeep of the facilities, specifically the mowing and trimming of grasses or other vegetative cover and the removal of litter and other minor debris that could impact the functionality of the facility or that would otherwise be considered unsightly or a nuisance.

WHEREAS, the City of Jonesboro shall be responsible, after construction and final acceptance of the development, for the operation and long-term maintenance of all drainage structures and improved watercourses which are part of the City of Jonesboro Stormwater Management System, are within a dedicated public drainage easement; and, which are not constructed and maintained by or under the jurisdiction of any State or Federal agency.

WHEREAS, Long-term maintenance is defined herein as the removal of sediment deposits, re-grading or shaping of embankments, drainage channels, and detention areas, and the repair or replacement of piping networks, and other underground drainage structures.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties agree as follows:

1. The on-site stormwater runoff management facilities shall be constructed by the Developer, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Developer, its successors and assigns, including any property owners' association or homeowners' association, shall adequately maintain the on-site stormwater runoff management facilities.
3. The Developer, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property to inspect and perform long-term maintenance of the on-site stormwater runoff management facilities whenever the City deems necessary.
4. In the event the Developer, its successors and assigns, fails to adequately maintain the stormwater runoff management facilities, the City may enter upon the Property upon thirty (30) days written notification or earlier, if deemed an emergency, and take whatever steps necessary to correct the deficiencies and charge the costs of such corrective action to the Developer, its successors and assigns. The Developer, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City including all labor, equipment, supplies, materials, and the like. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Developer outside of the easement for the on-site stormwater runoff management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this agreement be construed to impose any such obligation on the City.
5. This agreement shall be recorded among the land records of Craighead County, Arkansas and shall constitute a covenant running with the land, and shall be binding on the Developer, its administrators, executors, assigns, heirs and any other successors in interests, including any property owners' association or homeowners' association.
6. This Agreement is binding upon and inures to the benefit of the City, and the Developer, the Developer's successors and assigns, any property owners' association or homeowners' association created which pertains to all or any part of the property and any individual lot owner who has purchased all or any part of the property referred to in this Agreement. The terms of this Agreement are enforceable on all of the above parties.
7. In the event any party to this Maintenance Agreement must employ a lawyer to enforce the terms and obligations set out in this Agreement and litigation ensue, the prevailing party, as determined under Arkansas Law, shall be entitled to recover not only court costs as defined under Arkansas Law but all costs of litigation, including a reasonable attorney's fee.
8. This Agreement is the complete agreement and understanding between the parties who have executed this Agreement. There are no other agreements, either oral or written. All prior or contemporaneous statements, representations, or guarantees are declared void. This Agreement may be amended only by a written document signed by all parties.

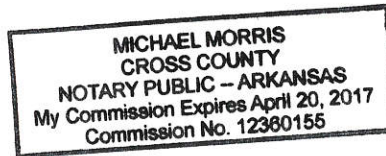
Owner/Agent:	Dorothy Brown		3/1/2014
	Printed Name	Signature	Date
Owner/Agent:			3/1/14
	Printed Name	Signature	Date
	James Leon Jr.		

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared JAMES LEON JR
DOROTHY BROWN, 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 1 day of MARCH, 2014.

MICHAEL MORRIS
Notary Public (Printed Name)



Michael E. Morris
Notary Public (Signature)

My Commission Expires: 2017-04-20

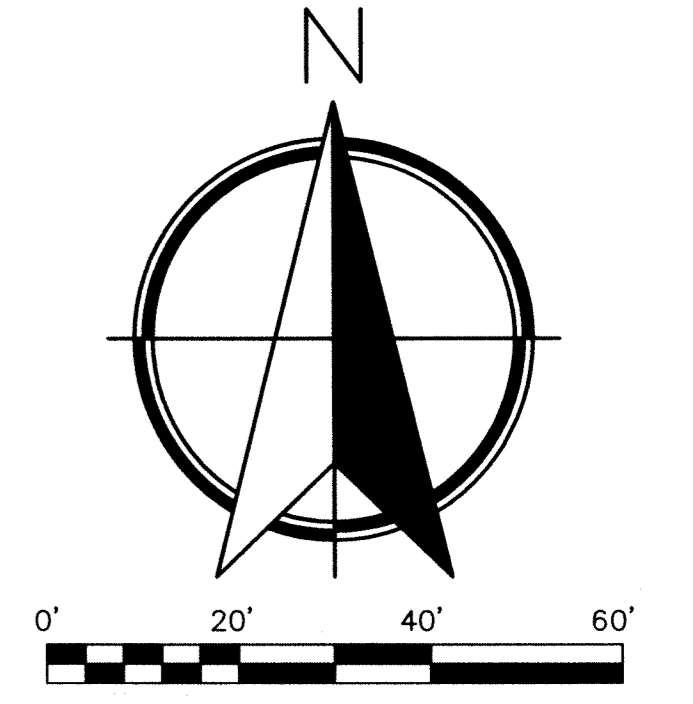
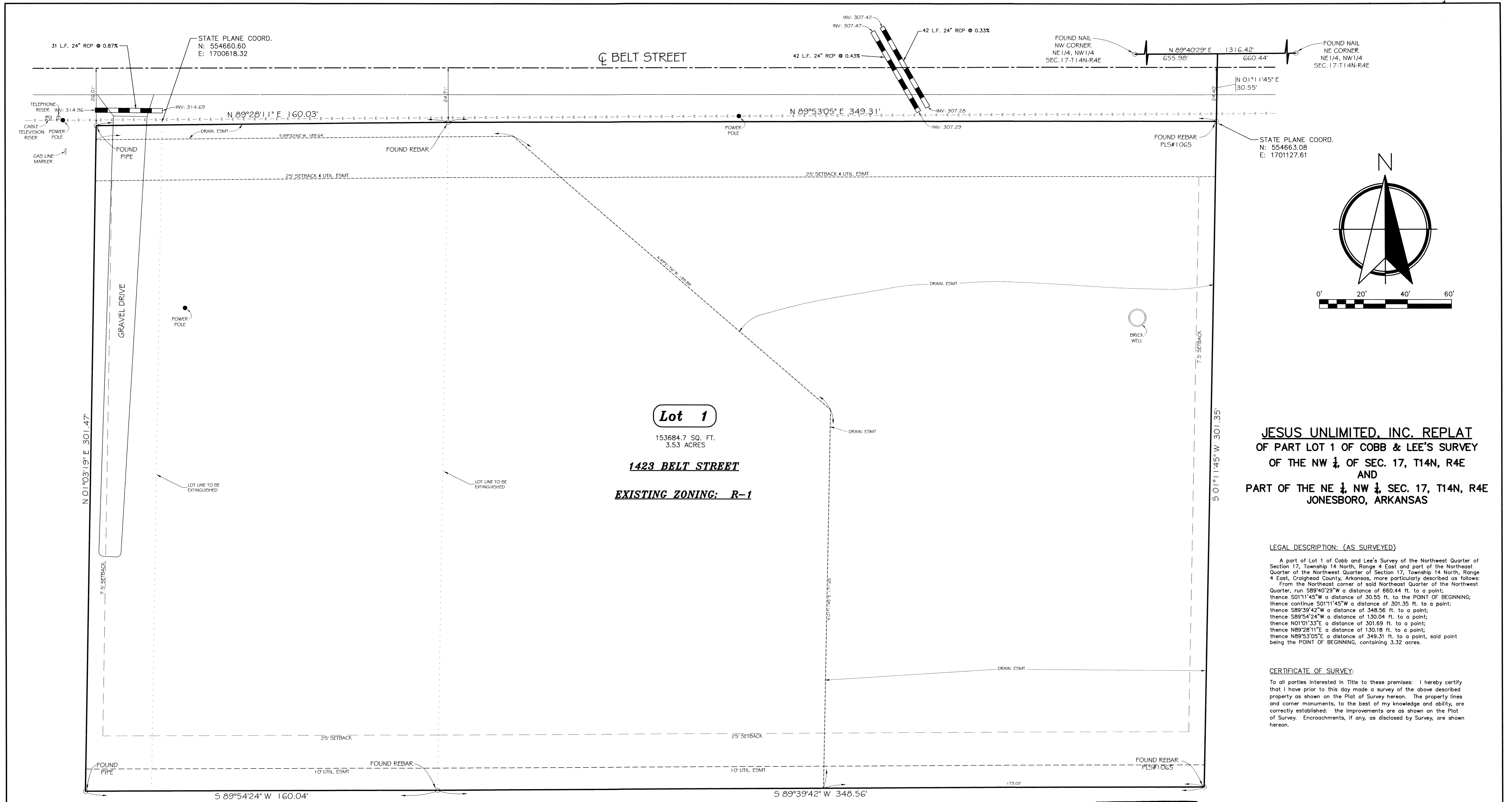
Accepted by:

Mayor

Date

City Clerk

Date



**JESUS UNLIMITED, INC. REPLAT
OF PART LOT 1 OF COBB & LEE'S SURVEY
OF THE NW 1/4 OF SEC. 17, T14N, R4E
AND
PART OF THE NE 1/4 NW 1/4, SEC. 17, T14N, R4E
JONESBORO, ARKANSAS**

LEGAL DESCRIPTION: (AS SURVEYED)
A part of Lot 1 of Cobb and Lee's Survey of the Northwest Quarter of Section 17, Township 14 North, Range 4 East and part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows:
From the Northeast corner of said Northwest Quarter of the Northwest Quarter, run S89°40'29\"/>

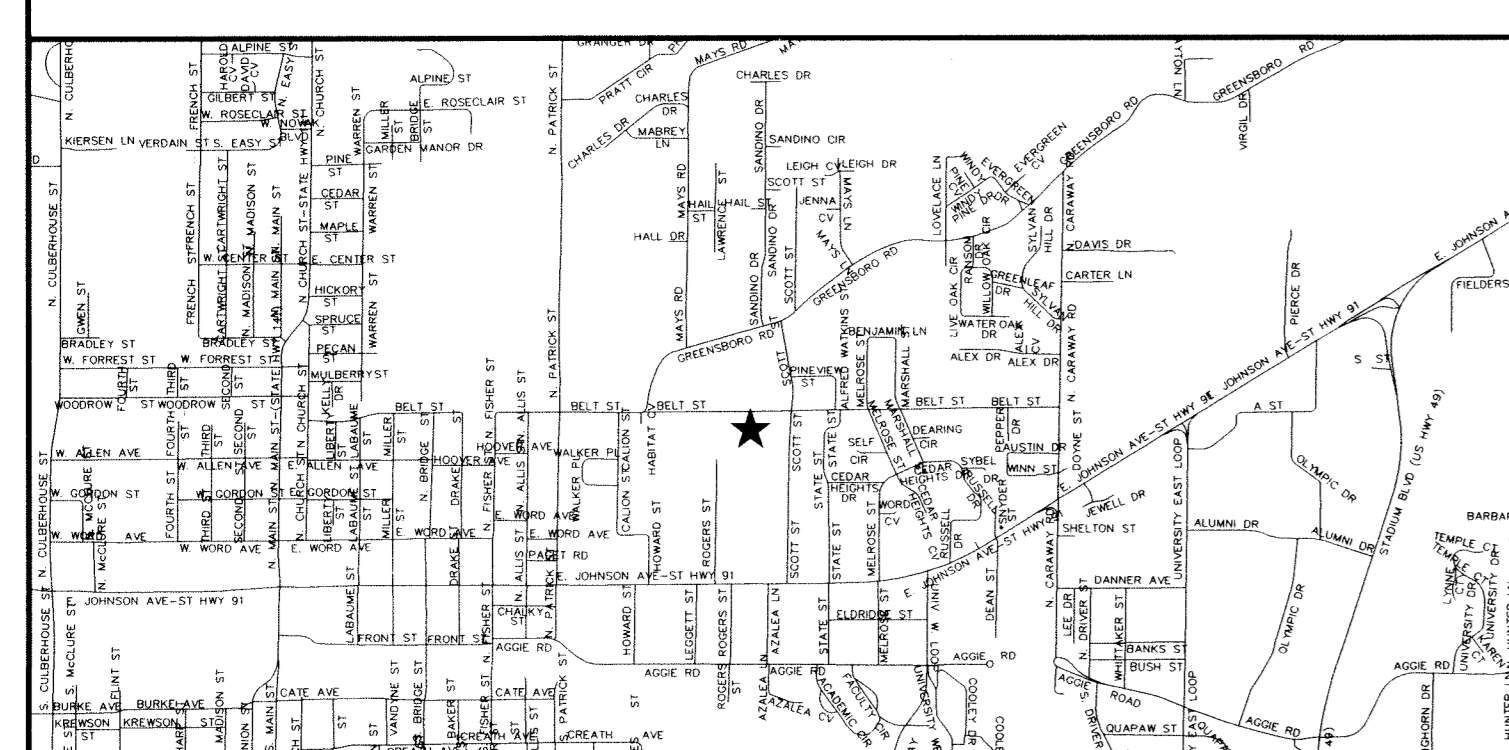
CERTIFICATE OF SURVEY:
To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly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

Lot 1

153684.7 SQ. FT.
3.53 ACRES

1423 BELT STREET

EXISTING ZONING: R-1

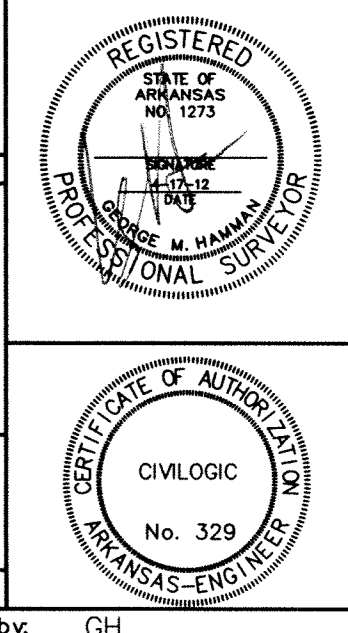


OWNER'S CERTIFICATION:
We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.
Dorothy Shourd

- NOTES:**
- 1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
 - 2) THIS SURVEY WAS COMPLETED USING A NIKON A SERIES AND HAS A CLOSURE PRECISION OF 1" IN 100,000, AND AN ANGULAR ERROR OF 0.00001° PER ANGLE, AND WAS NOT ADJUSTED.
 - 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 280,000.
 - 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED.
 - 5) ALL PINS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE.
 - 6) OWNER: JESUS UNLIMITED INCORPORATED
 - 7) FLOOD PLAN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 050302004 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAN, PER THE MAP REFERENCED ABOVE.
 - 8) STATE VERTICAL DATA BASE: NVD0 21

City of Jonesboro, Arkansas
DATE: 4/17/12
FILE NO: 2712-04
FINAL APPROVAL: [Signature]
PRELIMINARY (NOT FOR RECORDING): [Signature]
PLANNING DEPT: [Signature]
ENGINEERING DEPT: [Signature]

ENGINEERS	PLANNERS	SURVEYORS
Civilogic		
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net		
REPLAT FOR JESUS UNLIMITED INCORPORATED JONESBORO, ARKANSAS		
Date: 04/17/12	Scale: 1"=20'	Job No.: 110090
Section: 17	Township: 14N	Range: 4E
County: CRAIGHEAD		Sheet: 1 of 1
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES		
© 2012, Civilogic	Drawn By: DB	Checked by: GH





Legislation Details (With Text)

File #:	RES-14:086	Version:	1	Name:	Maintenance agreement for South Oaks Subdivision Phase II
Type:	Resolution	Status:			Recommended to Council
File created:	6/10/2014	In control:			Public Works Council Committee
On agenda:		Final action:			
Title:	A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR SOUTH OAKS SUBDIVISION - PHASE II - REVISED, A RESIDENTIAL SUBDIVISION				
Sponsors:	Engineering				
Indexes:	Contract				
Code sections:					
Attachments:	Maintenance Agreement Plat				

Date	Ver.	Action By	Action	Result
7/1/2014	1	Public Works Council Committee		

A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR SOUTH OAKS SUBDIVISION - PHASE II - REVISED, A RESIDENTIAL SUBDIVISION

WHEREAS, the Section 112-157 of the Jonesboro Municipal code requires a maintenance agreement assuring perpetual maintenance of Stormwater Management Improvements and drainage easements to be dedicated to the City be agreed upon by the City and the developer prior to final plat approval;

WHEREAS, South Oaks, LLC has submitted a Maintenance Agreement for Stormwater Management Facilities for South Oaks Subdivision - Phase II - Revised;

WHEREAS, the City Engineer and City Attorney have reviewed the attached Maintenance Agreement and find it to be in compliance with the Stormwater Management Regulations.

WHEREAS, the Maintenance Agreement and the final plat are to be filed concurrently with the Craighead County Circuit Clerk, upon final approval of the plat.

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

Section 1: The City of Jonesboro accepts the attached maintenance agreement with South Oaks, LLC for South Oaks Subdivision - Phase II - Revised and authorizes the Mayor and City Clerk to execute all documents necessary to effectuate the agreement.

Section 2: The executed agreement is to be retained by the City Clerk until such time as the Clerk is provided with the approved final plat of the development by the Planning Department so that both documents can be filed concurrently with the Craighead County Circuit Clerk.

**MAINTENANCE AGREEMENT
FOR STORMWATER MANAGEMENT FACILITIES
SOUTH OAKS SUBDIVISION - PAGE 1 OF 4**

Property Identification

Project Name: South Oaks Subdivision – Phase II - Revised

Project Address: South Hill Drive, Andrea Drive (13 residential lots – individual addresses indicated on the record plat)

Owner(s): South Oaks, LLC, Carroll Caldwell, Member

Owner Address: 2704 South Culberhouse Street

City: Jonesboro, AR 72401

In accordance with Section 112-157 of the Jonesboro Municipal Code, this agreement is made and entered into this ___ day of _____, 20___, by and between the City of Jonesboro, an Arkansas municipal corporation, hereinafter called the “City” and **South Oaks, LLC**, hereinafter called the “Developer”.

WITNESSTH, that:

WHEREAS, The Developer is proceeding to build on and develop the property in accordance with the Stormwater Management Plan (the “Plan”) approved by the City and the recorded plat or easement (the “Plat” or “Easement”) for **South Oaks Subdivision – Phase II - Revised, being part of Section 25, Township 14 North, Range 3 East**, as recorded in the records of Craighead County, Arkansas.

WHEREAS, the City and the Developer, its successors and assigns, including any property owners’ association or homeowners’ association, agree that the health, safety, and welfare of the residents of the City of Jonesboro, Arkansas require that on-site stormwater runoff management facilities be constructed and maintained on the property.

WHEREAS, the City requires that on-site stormwater runoff management facilities as shown on the plan be constructed and adequately maintained by the Developer, its successors and assigns, including any property owners’ association or homeowners’ association.

WHEREAS, adequate maintenance is defined herein as the general upkeep of the facilities, specifically the mowing and trimming of grasses or other vegetative cover and the removal of litter and other minor debris that could impact the functionality of the facility or that would otherwise be considered unsightly or a nuisance.

WHEREAS, the City of Jonesboro shall be responsible, after construction and final acceptance of the development, for the operation and long-term maintenance of all drainage structures and improved watercourses which are part of the City of Jonesboro Stormwater Management System, are within a dedicated public drainage easement; and, which are not constructed and maintained by or under the jurisdiction of any State or Federal agency.

WHEREAS, Long-term maintenance is defined herein as the removal of sediment deposits, re-grading or shaping of embankments, drainage channels, and detention areas, and the repair or replacement of piping networks, and other underground drainage structures.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties agree as follows:

**MAINTENANCE AGREEMENT
FOR STORMWATER MANAGEMENT FACILITIES
SOUTH OAKS SUBDIVISION - PAGE 2 OF 4**

1. The on-site stormwater runoff management facilities shall be constructed by the Developer, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Developer, its successors and assigns, including any property owners' association or homeowners' association, shall adequately maintain the on-site stormwater runoff management facilities.
3. The Developer, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property to inspect and perform long-term maintenance of the on-site stormwater runoff management facilities whenever the City deems necessary.
4. In the event the Developer, its successors and assigns, fails to adequately maintain the stormwater runoff management facilities, the City may enter upon the Property upon thirty (30) days written notification or earlier, if deemed an emergency, and take whatever steps necessary to correct the deficiencies and charge the costs of such corrective action to the Developer, its successors and assigns. The Developer, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City including all labor, equipment, supplies, materials, and the like. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Developer outside of the easement for the on-site stormwater runoff management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this agreement be construed to impose any such obligation on the City.
5. This agreement shall be recorded among the land records of Craighead County, Arkansas and shall constitute a covenant running with the land, and shall be binding on the Developer, its administrators, executors, assigns, heirs and any other successors in interests, including any property owners' association or homeowners' association.
6. This Agreement is binding upon and inures to the benefit of the City, and the Developer, the Developer's successors and assigns, any property owners' association or homeowners' association created which pertains to all or any part of the property and any individual lot owner who has purchased all or any part of the property referred to in this Agreement. The terms of this Agreement are enforceable on all of the above parties.
7. In the event any party to this Maintenance Agreement must employ a lawyer to enforce the terms and obligations set out in this Agreement and litigation ensue, the prevailing party, as determined under Arkansas Law, shall be entitled to recover not only court costs as defined under Arkansas Law but all costs of litigation, including a reasonable attorney's fee.
8. This Agreement is the complete agreement and understanding between the parties who have executed this Agreement. There are no other agreements, either oral or written. All prior or contemporaneous statements, representations, or guarantees are declared void. This Agreement may be amended only by a written document signed by all parties.

**MAINTENANCE AGREEMENT
FOR STORMWATER MANAGEMENT FACILITIES
SOUTH OAKS SUBDIVISION - PAGE 3 OF 4**

Owner/Agent: Mr. Carroll Caldwell, Member
Printed Name

Carroll Caldwell
Signature

6/6/14
Date

**MAINTENANCE AGREEMENT
FOR STORMWATER MANAGEMENT FACILITIES
SOUTH OAKS SUBDIVISION - PAGE 4 OF 4**

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Mr. Carroll Caldwell, Member, 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 6 day of June, 2014

Lisa Thompson
Notary Public (Printed Name)

Lisa Thompson
Notary Public (Signature)



My Commission Expires: 9-9-2015

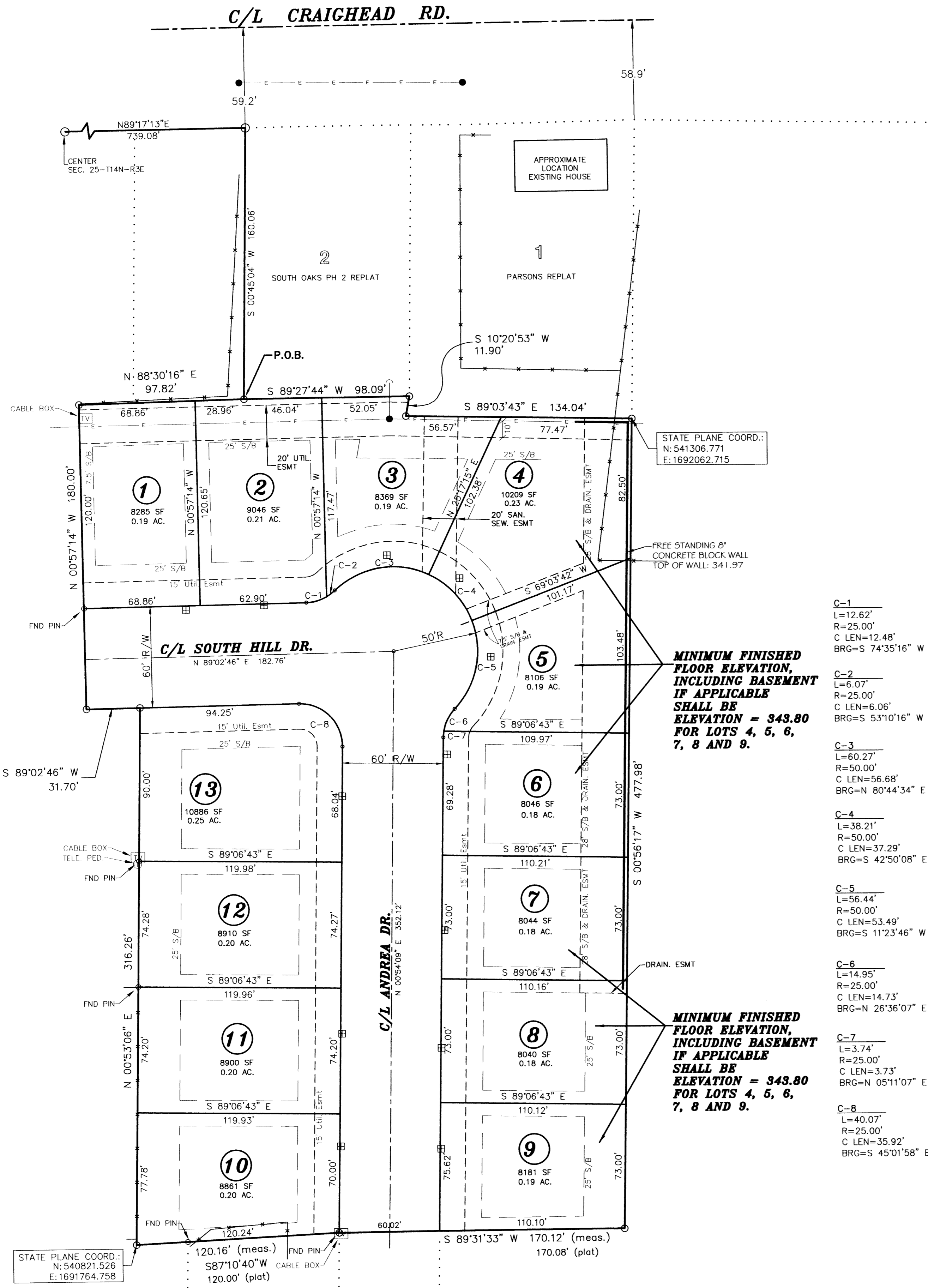
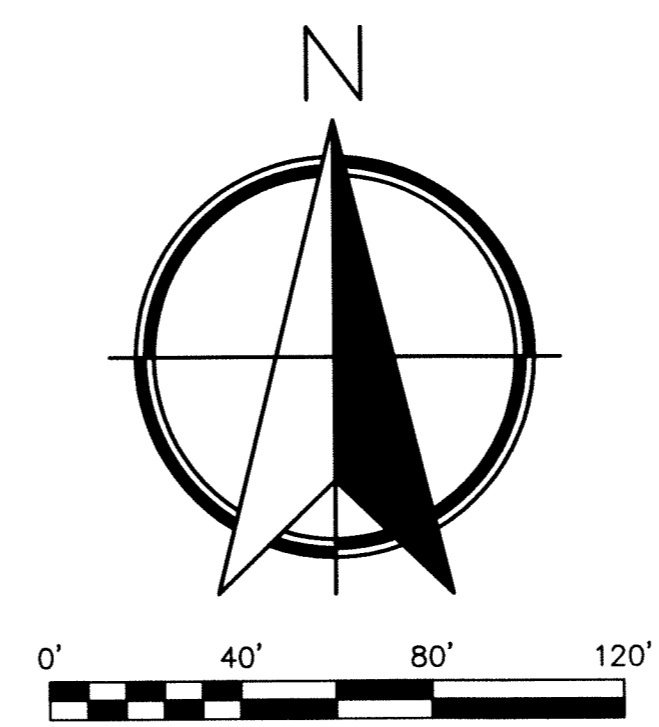
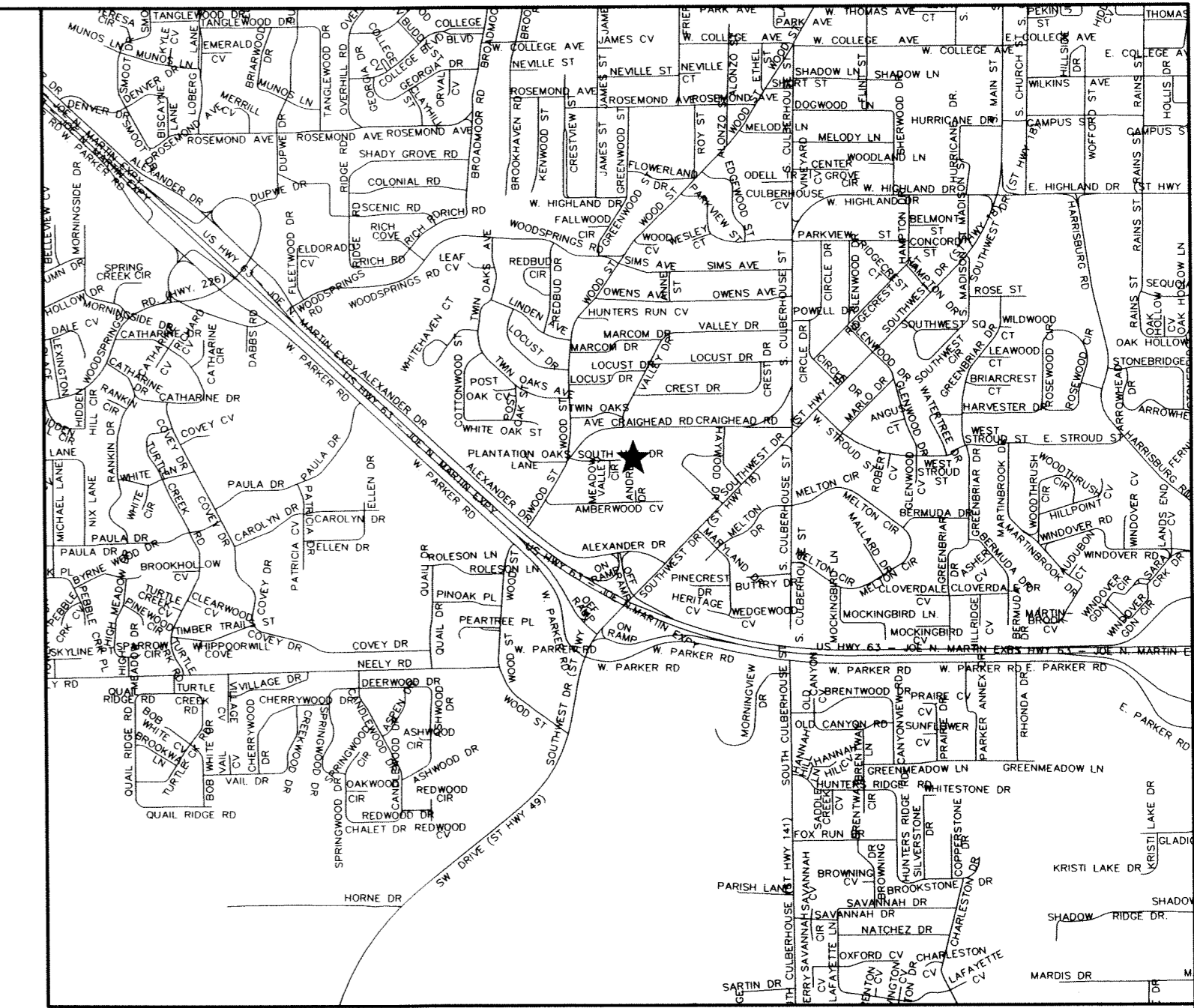
Accepted by:

Mayor

Date

City Clerk

Date



- C-1
L=12.62'
R=25.00'
C LEN=12.48'
BRG=S 74°35'16" W
- C-2
L=6.07'
R=25.00'
C LEN=6.06'
BRG=S 53°10'16" W
- C-3
L=60.27'
R=50.00'
C LEN=56.68'
BRG=N 80°44'34" E
- C-4
L=38.21'
R=50.00'
C LEN=37.29'
BRG=S 42°50'08" E
- C-5
L=56.44'
R=50.00'
C LEN=53.49'
BRG=S 11°23'46" W
- C-6
L=14.95'
R=25.00'
C LEN=14.73'
BRG=N 26°36'07" E
- C-7
L=3.74'
R=25.00'
C LEN=3.73'
BRG=N 05°11'07" E
- C-8
L=40.07'
R=25.00'
C LEN=35.92'
BRG=S 45°01'58" E

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.

OWNER'S CERTIFICATION:

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.

The sub-divider or developer must, before the sale of any lot or lots, either complete the improvements defined in Section 15.16.01 of the Jonesboro Subdivision Regulations and as specifically identified on this Record Plat and supporting plans and documentation OR furnish the Metropolitan Area Planning Commission evidence that an appropriately funded escrow agreement in the amount of the contract cost of improvements required by Section 15.16.01 that are not completed at the date of sale of the lot or lots from the closest improved street to and including all front footage of said lot or lots.

The record plat or plats will not be signed by the Chairman and Secretary of the Metropolitan Area Planning Commission until all conditions imposed by the Commission have been satisfied and all required site improvements have been either completed or their completion guaranteed and secured by an appropriate financial instrument.

Carroll Caldwell
South Oaks, LLC Carroll Caldwell, Member

NOTES:

- 1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT
- 2) BEARINGS BASED ON GPS OBSERVATION
- 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 300,000'
- 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND PREVIOUS SURVEYS
- 5) ALL PINS SET ARE 3/8" REBAR, UNLESS NOTED OTHERWISE
- 6) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05033C01J1 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
- 7) CURRENT ZONING: R-1
- 8) SETBACKS: 25' FRONT
25' REAR
7.5' SIDE

LEGAL DESCRIPTION:

Lots 2 and 3 of South Oaks Ph. 2 Replat of Lots 7-8, Block 'A', Lots 9-12, Block 'B', Lots 3-8, Block 'C' of South Oaks Addition Phase Two and Part of the Northwest Quarter of the Southeast Quarter, Section 25, Township 14 North, Range 3 East more particularly described as follows:

From the center of said section 25, run N89°17'13"E a distance of 739.08 ft. to a point; thence S00°45'04"W a distance of 160.06 ft. to the POINT OF BEGINNING; thence N89°27'44"E distance of 98.09 ft. to a point; thence S10°20'53"W a distance of 11.90 ft. to a point; thence S89°03'43"E a distance of 134.04 ft. to a point; thence S00°56'17"W a distance of 477.98 ft. to a point; thence S89°31'33"W a distance of 170.12 ft. to a point; thence S87°10'40"W a distance of 120.16 ft. to a point; thence N00°53'06"E a distance of 316.26 ft. to a point; thence S89°02'46"W a distance of 31.70 ft. to a point; thence N00°57'14"W a distance of 180.00 ft. to a point; thence N88°30'16"E a distance of 97.82 ft. to the POINT OF BEGINNING, containing 3.39 acres.

AND TO BE KNOWN AS:

**SOUTH OAKS SUBDIVISION
PHASE 2 - REVISED**
Jonesboro, Arkansas

ENGINEERS		PLANNERS		SURVEYORS	
Civilogic					
203 Southwest Dr. - Jonesboro, AR - (870)932-7880 - www.civilogic.net					
RECORD PLAT SOUTH OAKS SUBD. PHASE TWO REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet	No.	
06-09-14	1"=40'	113004	1	9	
Section	Township	Range	County	No.	
25	14N	03E	CRAIGHEAD	1 of 9	
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES					
© 2014, Civilogic Drawn By: RE Checked by: GH					



Legislation Details (With Text)

File #:	RES-14:089	Version:	1	Name:	Purchase property at 315 S. Patrick
Type:	Resolution	Status:		Status:	Recommended to Council
File created:	6/19/2014	In control:		In control:	Public Works Council Committee
On agenda:		Final action:		Final action:	
Title:	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 315 S PATRICK, JONESBORO, ARKANSAS FOR THE PURPOSE OF STREET IMPROVEMENTS				
Sponsors:	Engineering				
Indexes:	Property purchase - real				
Code sections:					
Attachments:	Offer and Acceptance Appraisal Map				

Date	Ver.	Action By	Action	Result
7/1/2014	1	Public Works Council Committee		

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO PURCHASE PROPERTY LOCATED AT 315 S PATRICK, JONESBORO, ARKANSAS FOR THE PURPOSE OF STREET IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to purchase the property located at 315 S Patrick, Jonesboro, Arkansas for the purpose of street improvements

WHEREAS, an Offer has been made and accepted by Linda Boethin dated June 18, 2014 agreeing to sell her property located at 315 S Patrick, Jonesboro, Arkansas more particularly described as follows:

A PART OF LOT 3 IN BLOCK 3 OF BROADAWAY ADDITION, RECORDED 04/19/1898 BOOK 18 PAGE 169, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 20 FEET OF THAT PART OF LOT 3 IN BLOCK 3 OF BROADAWAY ADDITION AS DESCRIBED BY WARRANTY DEED IN BOOK 471 PAGE 316, CONTAINING 2010 SQUARE FEET OR 0.05 ACRES.

WHEREAS, the funding for the purchase of this property shall come from the Capital Improvement budget.

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 to execute the documents necessary to complete this transaction at a price of \$2,300.00 to come from the Capital Improvement budget.

**REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE**

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following property:

2. **PROPERTY DESCRIPTION:**

A PART OF LOT 3 IN BLOCK 3 OF BROADAWAY ADDITION, RECORDED 04/19/1898 BOOK 18 PAGE 169, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 20 FEET OF THAT PART OF LOT 3 IN BLOCK 3 OF BROADAWAY ADDITION AS DESCRIBED BY WARRANTY DEED IN BOOK 471 PAGE 316, CONTAINING 2010 SQUARE FEET OR 0.05 ACRES.

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property the sum of \$2,300.00, plus allowable expenses.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by General Warranty Deed, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **ABSTRACT OR TITLE INSURANCE:** The owners of the above property, hereinafter called Seller, shall furnish a policy of title insurance in the amount of the purchase price. The cost of the policy of title insurance shall be paid by the City of Jonesboro.

6. **PRO-RATIONS:** Taxes and special assessments due on or before closing shall be paid at closing from the proceeds of the sale. Any deposits on rental property are to be transferred to Buyer at closing. Insurance, current general taxes and special assessments, rental payments, and any interest on assumed loans shall be prorated at closing unless otherwise specified herein.

7. **CLOSING:** The closing date which will be designated by Agent, is estimated to be on or about June 2014. However, any unforeseen delays such as arranging financing or clearing title specifically do not void this contract.

8. **POSSESSION:** Possession shall be delivered to Buyers: Upon Closing

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYERS AND SELLER AND APPROVED BY THE CITY COUNCIL.

CITY OF JONESBORO

BY:

HAROLD PERRIN, MAYOR

ATTEST:

DONNA JACKSON, CITY CLERK

THIS OFFER IS ACCEPTED ON: 6-18-2014

BY:

Linda Boethin
LINDA BOETHIN

APPRAISAL OF REAL PROPERTY

LOCATED AT:

315 S Patrick St
See Attached
Jonesboro, AR 72401

FOR:

City of Jonesboro
300 S Church
Jonesboro, AR 72401

AS OF:

October 30, 2013

BY:

Bob Gibson, CG0247

Bob Gibson and Associates Inc.
P O Box 3071
420 W Jefferson, Suite A
Jonesboro, AR 72401

November 19, 2013

City of Jonesboro
300 S Church
Jonesboro, AR 72401

Re: Property: 315 S Patrick St
Jonesboro, AR 72401
Borrower: OWNER: Linda Boethin
File No.:

Pursuant to your request, I have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows. As you have requested, I have prepared this report in accordance with most area lenders. To the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)).

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties. This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached. The person signing this report has the knowledge and experience to complete this assignment competently. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,


Bob Gibson, CG0247



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	315 S Patrick St
	Legal Description	See Attached
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401
	Census Tract	0001.01
	Map Reference	27860
SALES PRICE	Sale Price	\$ NA
	Date of Sale	NA
CLIENT	Owner	Linda Boethin
	Client	City of Jonesboro
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	NA
	Price per Square Foot	\$
	Location	Urban
	Age	NA
	Condition	NA
	Total Rooms	NA
	Bedrooms	NA
	Baths	NA
APPRAISER	Appraiser	Bob Gibson, CG0247
	Date of Appraised Value	October 30, 2013
VALUE	Final Estimate of Value	\$ 2,300

LAND APPRAISAL REPORT

File No.

IDENTIFICATION	Borrower <u>OWNER: Linda Boethin</u>	Census Tract <u>0001.01</u>	Map Reference <u>27860</u>	
	Property Address <u>315 S Patrick St</u>			
	City <u>Jonesboro</u>	County <u>Craighead</u>	State <u>AR</u>	Zip Code <u>72401</u>
	Legal Description <u>See Attached</u>			
	Sale Price \$ <u>NA</u>	Date of Sale <u>NA</u>	Loan Term <u>NA</u> yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
Actual Real Estate Taxes \$ <u>Unk</u> (yr)	Loan charges to be paid by seller \$ <u>NA</u>	Other sales concessions <u>NA</u>		
Lender/Client <u>City of Jonesboro</u>	Address <u>300 S Church, Jonesboro AR 72401</u>			
Occupant <u>Vacant Land</u>	Appraiser <u>Bob Gibson, CG0247</u>	Instructions to Appraiser <u>Appraise amount of taking ONLY</u>		

NEIGHBORHOOD	Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural				
	Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%				
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow			
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining				
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply				
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.				
	Present Land Use	<u>70%</u> 1 Family	<u> </u> % 2-4 Family	<u> </u> % Apts.	<u> </u> % Condo	<u>20%</u> Commercial		
	Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)				
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>5</u> % Vacant				
	Single Family Price Range	\$ <u>15,000</u> to \$ <u>300,000</u>		Predominant Value \$ <u>50,000</u>				

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound to the north by Johnson Avenue, to the south by Matthews, to the west by downtown Jonesboro (Main Street), and to the east by Caraway. The immediate area is a mixture of commercial and residential properties. Commercial is located along Washington and Matthews. Our subject has all city utilities and amenities. Appraiser noted nothing in the area that might negatively affect subject's market value.

SITE	Dimensions <u>20' x 100.5'</u> = <u>2,010</u> Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
	Zoning classification <u>R-2 Multi-Family Residential</u>	Present Improvements <input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations
	Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify)	
	Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe)	OFF SITE IMPROVEMENTS
	Gas <input checked="" type="checkbox"/>	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	Water <input checked="" type="checkbox"/>	Surface <u>Asphalt</u>
	San. Sewer <input checked="" type="checkbox"/>	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	<input type="checkbox"/> Underground Elect. & Tel.	<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter
		<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights
		Topo <u>Generally Level</u>

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No apparent adverse easements or encroachments noted during the physical inspection.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	<u>315 S Patrick St Jonesboro</u>	<u>See Addenda</u>		
Proximity to Subject					
Sales Price	\$ <u>NA</u>	\$	\$	\$	\$
Price	\$	\$	\$	\$	\$
Data Source	<u>Inspection/Tax Rec</u>				
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Location	<u>Urban</u>				
Site/View	<u>2,010 sf</u>				
Sales or Financing Concessions	<u>NA</u>				
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		Net % \$	Net % \$	Net % \$	Net % \$

Comments on Market Data: _____

Comments and Conditions of Appraisal: Appraisal is made of the amount of taking only, which is 20' x 100.5', with 100.5' on Patrick.

Final Reconciliation: _____

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF October 30, 2013 to be \$ 2,300

Bob Gibson, CG0247 Review Appraiser (if applicable) Did Did Not Physically Inspect Property

Supplemental Addendum

File No.

Owner	Linda Boethin						
Property Address	315 S Patrick St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Client	City of Jonesboro						

Scope of Work:

This report has been prepared for the referenced client. The report has been performed to assist the client in determining fair market value only. If this report is placed in the hands of anyone other than the client, the client shall make such third party aware of all the assumptions and limiting conditions of the assignment. The scope of this appraisal consisted of an observation of subject site from public street. Pictures of the site and street were taken and can be found in this report. The MLS, local public records, as well as local comp services were researched for comparable sales in the neighborhood. Those used were deemed the best available. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. An opinion of value was then rendered based on the data available. This report is an appraisal and not an environmental inspection.

I have not checked the land records for recorded easements & did not note any apparent adverse easements or encroachments. Any easements, encroachments, restrictions, covenants, etc uncovered through a title search, legal opinion, or property survey should be submitted to the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

Digital Signature

This appraisal report contains digital signatures that meet the requirements of Statement on Appraisal Standards No.8 (SMT-8). The software programs used to transfer the report electronically provide digital signature security features for the appraiser signing the report. The appraiser that has signed (affixed an electronic signature) to this report has ensured that the electronic signature(s) is protected and the appraiser has maintained control of the signature. Per SMT-8 of the Uniform Standards of Professional Appraisal Practice, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an original ink signature on a paper copy report.

Land Sales

Sale #1

Grantor/Grantee: Anderson/St Bernard's Hospital Inc
Location: 1219 E Washington
Date of Sale: 12-14-11
Sales Price: \$27,000
Land Size: 6750 sf
Price/Sf: \$4.00
Source: Bk JB2011R Pg 018819

Sale #2

Grantor/Grantee: Wood/Jonesboro Real Estate Holdings
Location: 1005 E Washington
Date of Sale: 3-30-10
Sales Price: \$26,000
Land Size: 9000 sf
Price/Sf: \$2.89
Source: Bk 817 Pg 577

Sale #3

Grantor/Grantee: Darling/Marmac Construction LLC
Location: Hope/McAdams
Date of Sale: 6-13-13
Sales Price: \$35,000
Land Size: 30,000 sf
Price/Sf: \$1.17
Source: Bk JB2013R Pg 011092

Sale #4

Grantor/Grantee: Ray/Brown Management LLC
Location: 226 S Bridge
Date of Sale: 9-10-13
Sales Price: \$5,000
Land Size: 4620 sf
Price/Sf: \$1.08
Source: Bk JB2013R Pg 016749

Sale #5

Grantor/Grantee: Dorris/Hinojosa
Location: 234 N Drake
Date of Sale: 8-2-12
Sales Price: \$8,000
Land Size: 7000 sf
Price/Sf: \$1.14
Source: Bk JB2012R Pg 013060

Supplemental Addendum

File No.

Owner	Linda Boethin			
Property Address	315 S Patrick St			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Client	City of Jonesboro			

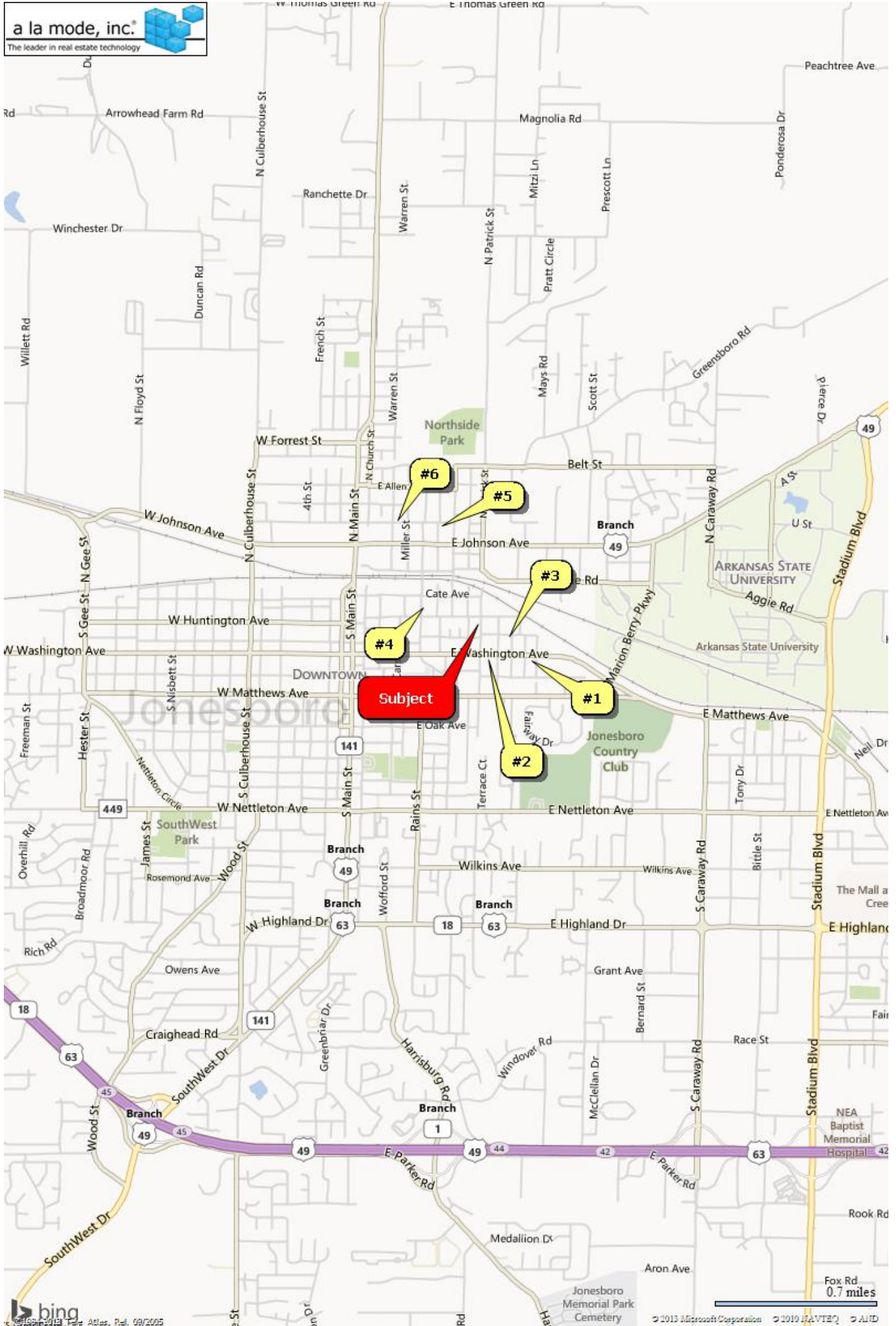
Sale #6

Grantor/Grantee: Prunty Enterprises Inc/Lopez
Location: E Word
Date of Sale: 4-20-11
Sales Price: \$7,000
Land Size: 5600 sf
Price/Sf: \$1.25
Source: Bk JB2011R Pg 006212

Six sales were provided for reader's review. Sales #1-4 are located in subject's immediate area, while #5-6 are located north of Johnson Avenue. Sales #1-2 both had Washington frontage. More weight given Sales #3-4, which did not have Washington frontage. Sales #5-6 offer additional support for subject's market value. In my opinion, our subject has a fair market value of \$1.15/sf. Therefore, $\$1.15/\text{sf} \times 2010 \text{ sf} = \$2,311.50$. Rounded \$2,300.

Location Map

Owner	Linda Boethin			
Property Address	315 S Patrick St			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			



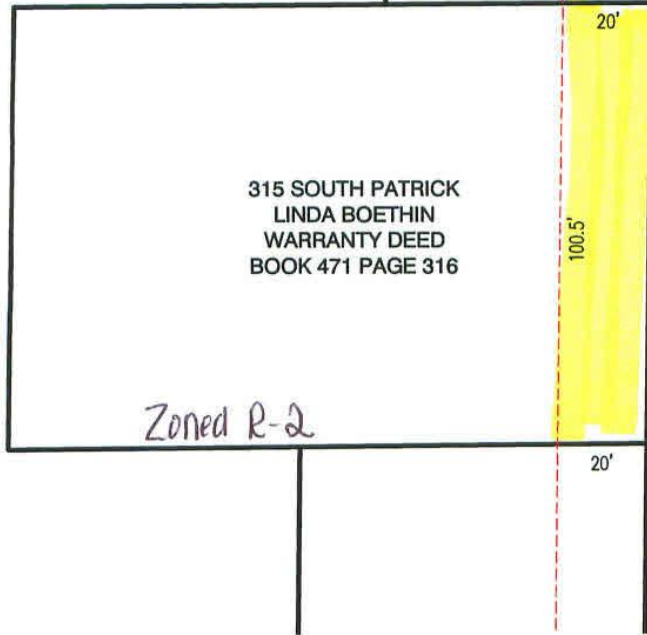


WARRANTY DEED
BOOK 446 PAGE 418

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

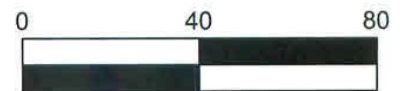
5000



PATRICK STREET

01-144173-0400

01-144173-04100



Scale 1" = 40'

LEGAL DESCRIPTION:

A PART OF LOT 3 IN BLOCK 3 OF BROADAWAY ADDITION, RECORDED 04/19/1898 BOOK 18 PAGE 169, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 20 FEET OF THAT PART OF LOT 3 IN BLOCK 3 OF BROADAWAY ADDITION AS DESCRIBED BY WARRANTY DEED IN BOOK 471 PAGE 316, CONTAINING 2010 SQUARE FEET OR 0.05 ACRES.

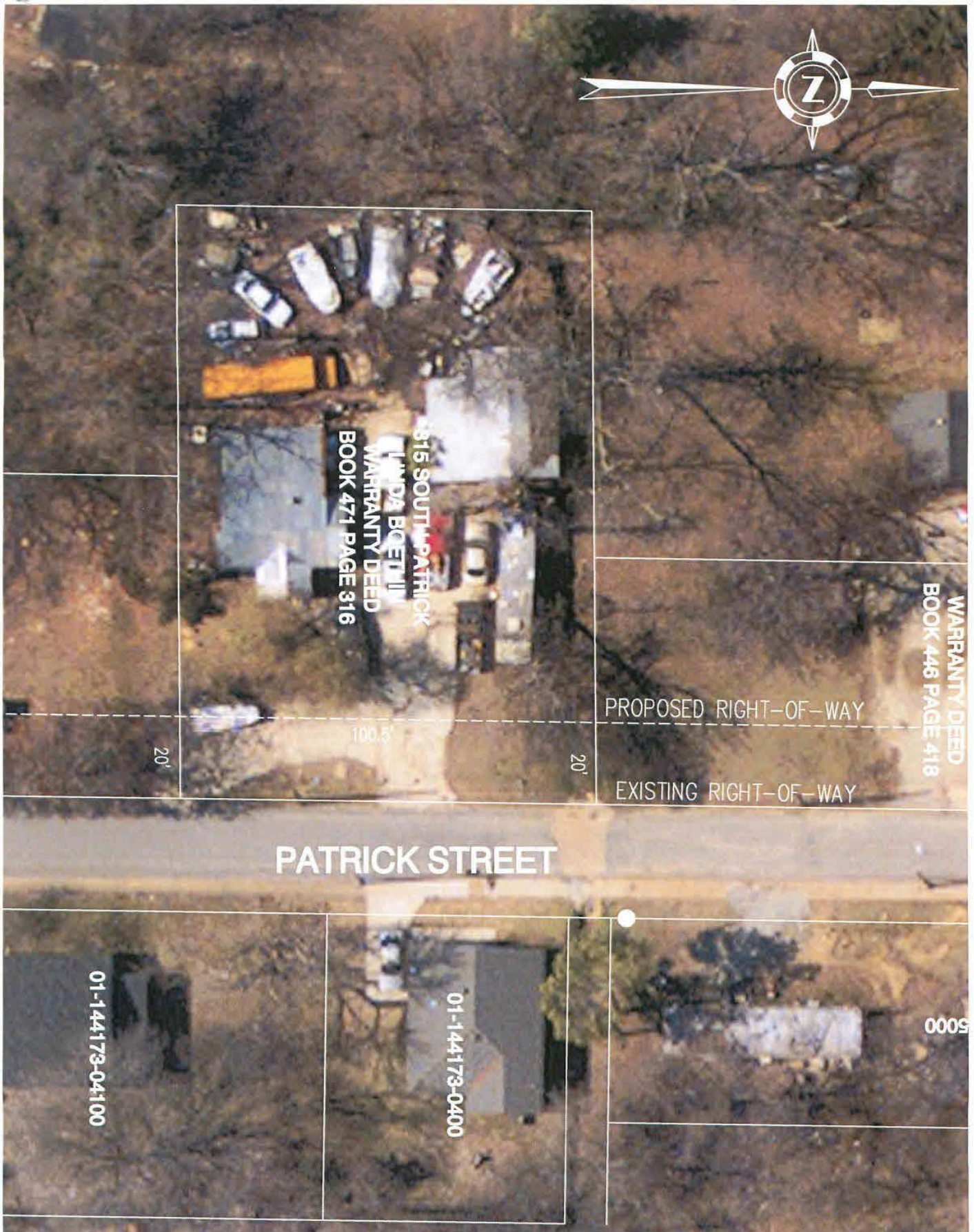


Engineering Department

P.O. Box 1845 Phone: (870) 932-2438
307 Vine Street Fax: (870) 933-4664
Jonesboro, AR 72401 cengineer@jonesboro.org

**RIGHT-OF-WAY
ACQUISITION**

DRAWING INFO		REVISIONS		
DRAWN BY:	BETTIS	DATE	BY	DESCRIPTION
DATE:	09-11-2013			
SCALE:	1" = 40'			
JOB NO:				
PLAT CODE:				



WARRANTY DEED
BOOK 446 PAGE 418

315 SOUTH PATRICK
LINDA BOETHLIN
WARRANTY DEED
BOOK 471 PAGE 316

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

PATRICK STREET

0009

01-144173-0400

01-144173-04100

20'

20'

100.5'

Location Map

Owner	Linda Boethin						
Property Address	315 S Patrick St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Client	City of Jonesboro						



Photograph Addendum

Owner	Linda Boethin						
Property Address	315 S Patrick St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Client	City of Jonesboro						



This instrument was prepared by Bobby Ray Taylor.

\$4.40
0214048

Warranty Deed

FOR SINGLE PERSON

325846

Know All Men By These Presents:

THAT I, Bobby Ray Taylor, a single person,

for and in consideration of the sum of TEN AND NO/100-----
----- (\$10.00) ----- DOLLARS

and other good and valuable considerations to me in hand paid by Linda Boethin, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto the said Linda Boethin,

10302 OAK Limb Houston, TX. 77045

and unto her heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

A part of Lot 3 in Block 3 of Broadway's Addition to the City of Jonesboro, Arkansas, more particularly described as follows: Beginning at a point 1625 feet North of the Southeast corner of the Southeast Quarter of Section 18, Township 14 North, Range 4 East, the same being on the West side of Patrick Street in said City of Jonesboro; thence run West 144 feet; thence South 100.5 feet; thence East 144 feet; thence North 100.5 feet to the point of beginning.

FILED
1994 DEC 20 1 P 2 10
PAT FLEETWOOD
CIRCUIT AND CHANCERY
COURT CLERK

To have and to hold the same unto the said Linda Boethin,

and unto her heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Linda Boethin,

that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 19th day of April, 1994

I hereby certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Bobby Ray Taylor s)
Bobby Ray Taylor

(L. S.)

Linda Boethin s)
Linda Boethin

Parcel Detail Report: Craighead County
[Print](#) | [Close](#) | [Printing Problems?](#)

Created: 11/19/2013 11:03:24 AM

Basic Information

Parcel Number: 01-144184-11200
County Name: Craighead County
Ownership Information: BOETHIN LINDA
 315 S PATRICK
 JONESBORO, AR
[Map This Address](#)
Billing Information: BOETHIN LINDA G
 315 SOUTH PATRICK
 JONESBORO AR 72401
Total Acres: 0.00
Timber Acres: 0.00
Sec-Twp-Rng: 18-14-04
Lot/Block: PT 3/3
Subdivision: BROADAWAY ADD
Legal Description: BROADAWAY ADD S100' OF E144' OF LOT 3
School District: J JB JONESBORO CITY
Homestead Parcel?: Yes
Tax Status: Taxable
Over 65?: No

Land Information

Land Divisions:	Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
	RESHS	1 lots [0 sqft]	0	0	0	0	

Valuation Information

	Appraised	Assessed
Land:	5,000	1,000
Improvements:	6,350	1,270
Total Value:	11,350	2,270
Taxable Value:		2,270
Millage:		0.0422
Estimated Taxes:		\$95.79
Homestead Credit:		(\$95.79)
Estimated Taxes w Credit:		\$0.00
Assessment Year:		2012

Sales History

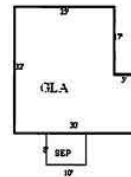
Date	Price	Grantor	Grantee	Book	Page	Deed Type
4/19/1994	8,000	TAYLOR	BOETHIN	471	316	WD(WARRANTY DEED)
11/15/1989	0	TAYLOR	TAYLOR	384	421	
3/20/1989	7,000	TAYLOR	TAYLOR	373	358	WD(WARRANTY DEED)
8/15/1984	6,000		TAYLOR		765	

Improvement Information

<https://www.arcountydata.com/parcel.asp?item=AB3359&parceldetail...> 11/19/2013

Residential Improvements

Residential Improvement #1



Scanned by Scan My Documents™

Living Area 1st Floor	875
Living Area 2nd Floor	0
Living Area Total SF	875

Basement Unfinished	0
Basement Finished w/Partitions	0
Basement Finished w/o Partitions	0
Basement Total SF	0

Occupancy Type: Single Family
Grade: D5-5
Story Height: 1 Story
Year Built: Year Built Not Available
Effective Age: 40
Construction Type: Low Frame
Roof Type: Roll Cover
Heat / AC: None
Fireplace: 0
Bathrooms: 1 full 0 half
Foundation Type: Open Piers
Floor Type: Wood Subfloor
Floor Covering: carpet: 875 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	SEP	80		SCREEN ENCLOSED

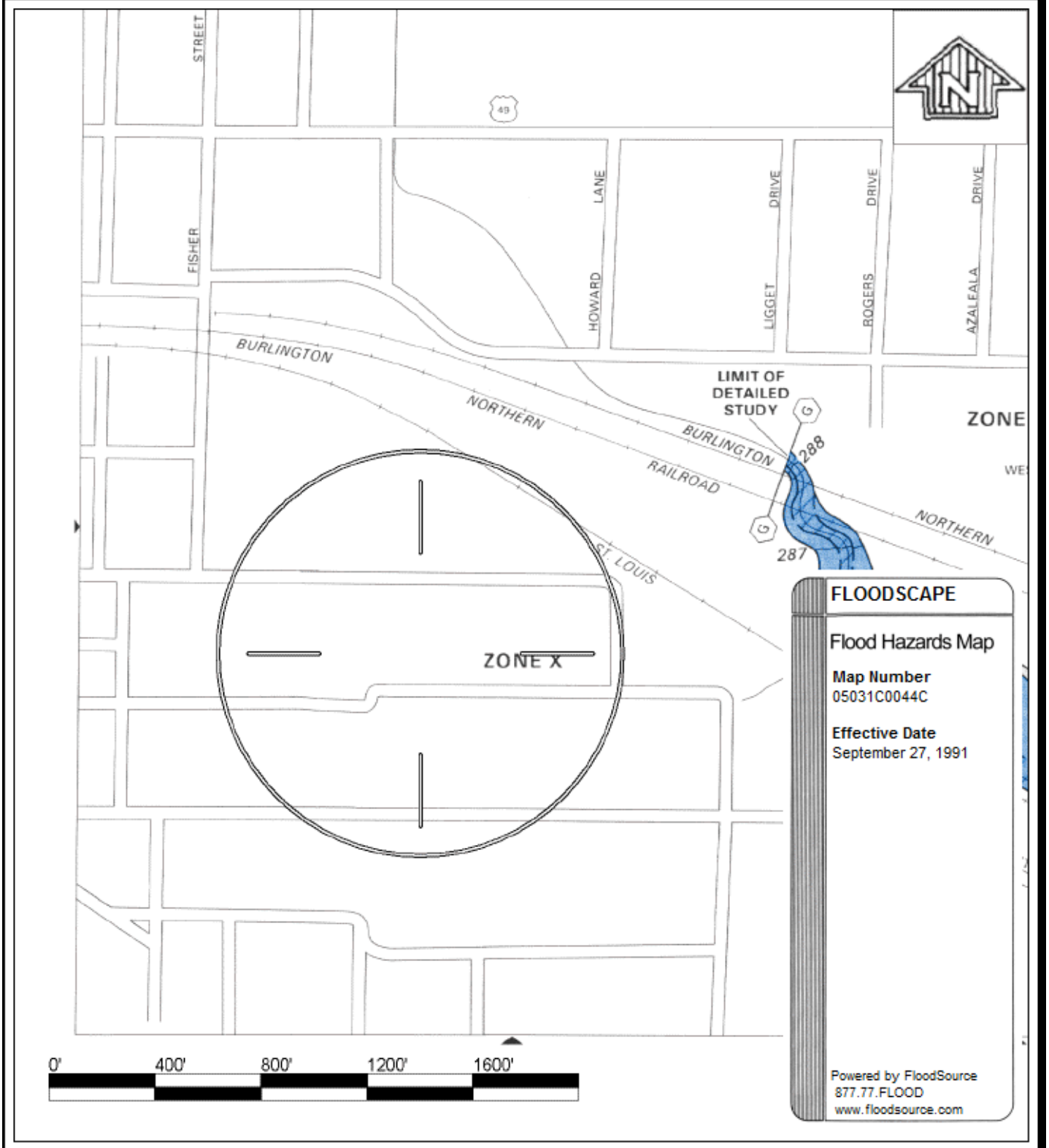
Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	FLAT CDW	1		
	FLAT FOB	1		
	FLAT FUD 30X30	1		
	FLAT WFX6 N/V	1		

Flood Map

Owner	Linda Boethin			
Property Address	315 S Patrick St			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			



Prepared for:
 Bob Gibson Appraisal Service
 315 S Patrick St
 Jonesboro, AR 72401



© 1999-2013 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,678,615. Other patents pending. For Info: info@floodsource.com.

ENVIRONMENTAL ADDENDUM
APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

Owner	Linda Boethin				
Address	315 S Patrick St				
City	Jonesboro	County	Craighead	State	AR Zip code 72401
Client	City of Jonesboro				

***Apparent** is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.**

Comments _____

SANITARY WASTE DISPOSAL

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.**

Comments _____

SOIL CONTAMINANTS

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.**

Comments _____

ASBESTOS

- N/A All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- N/A The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- N/A **The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.**

Comments _____

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.**

Comments _____

RADON

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.**

Comments _____

USTs (UNDERGROUND STORAGE TANKS)

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.**

Comments _____

NEARBY HAZARDOUS WASTE SITES

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.**

Comments _____

UREA FORMALDEHYDE (UFFI) INSULATION

- N/A All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- N/A The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- N/A **The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.**

Comments _____

LEAD PAINT

- N/A All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- N/A The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- N/A **The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.**

Comments _____

AIR POLLUTION

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.**

Comments _____

WETLANDS/FLOOD PLAINS

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).**

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
 - Excess Noise _____
 - Radiation + Electromagnetic Radiation _____
 - Light Pollution _____
 - Waste Heat _____
 - Acid Mine Drainage _____
 - Agricultural Pollution _____
 - Geological Hazards _____
 - Nearby Hazardous Property _____
 - Infectious Medical Wastes _____
 - Pesticides _____
 - Others (Chemical Storage + Storage Drums, Pipelines, etc.) _____

- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.**

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Bob Gibson Appraisal Service

Owner	Linda Boethin		
Property Address	315 S Patrick St		
City	Jonesboro	County	Craighead
State	AR	Zip Code	72401
Client	City of Jonesboro		

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to Owner/MLS _____ the subject property:
- has not been offered for sale in the past: 30 days 1 year 3 years.
 - is currently offered for sale for \$ _____.
 - was offered for sale within the past: 30 days 1 year 3 years for \$ _____.
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to Craighead County Tax Records _____ the subject property:
- Has not transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - Has transferred in the past twelve months. in the past thirty-six months. in the past 5 years.
 - All prior sales which have occurred in the past 3 years are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	05031C0044C	09/27/1991	Jonesboro

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

CURRENT SALES CONTRACT

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____.
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

4-6 months is considered a reasonable marketing period for the subject property based on MLS data, appraiser's knowledge of the local market and discussions with brokers and agents.

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:


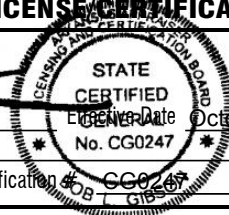
- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature   Date Prepared November 19, 2013

Appraiser's Name (print) Bob Gibson, CG0247 Phone # 870-932-5206

State AR License Certification # CG0247 Tax ID # 71-0792672

CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
 - has not inspected the exterior of the subject property and all comparable sales listed in the report.
 - has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____

Co-Signing Appraiser's Name (print) _____ Phone # _____

State _____ License Certification # _____ Tax ID # _____

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 315 S Patrick St, Jonesboro, AR 72401

APPRAISER:

Signature: 
 Name: Bob Gibson, CG0247
 Date Signed: November 19, 2013
 State Certification #: CG0247
 or State License #: _____
 State: AR
 Expiration Date of Certification or License: 06/30/2014



SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Owner	Linda Boethin	File No.
Property Address	315 S Patrick St	
City	Jonesboro	County Craighead State AR Zip Code 72401
Client	City of Jonesboro	

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Self Contained (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).


Reasonable Exposure Time

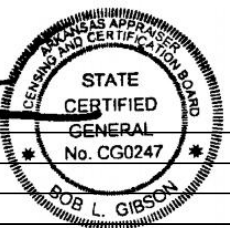
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3-6 months

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

APPRAISER:

Signature: 
Name: Bob Gibson, CG0247
Designation: Certified General
Date Signed: November 19, 2013
State Certification #: CG0247
or State License #: _____
State: AR
Expiration Date of Certification or License: 06/30/2014
Effective Date of Appraisal: October 30, 2013



SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Designation: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us an any time if you have any questions about the confidentiality of the information that you provide to us.

**QUALIFICATIONS OF
BOB L. GIBSON**

POSITION: Real Estate Appraiser/Consultant, 420 W. Jefferson, Jonesboro, AR, 72401 Telephone: (870) 932-5206

PROFESSIONAL EXPERIENCE:

Chief Appraiser for Home Federal Savings. 1965 to 1975, Fee Appraiser for area financial and real estate concerns, 1965 to 1980

President of H.S.C. Service Corporation. Developed three (3) Subdivisions, constructed single-family homes, one hotel, and numerous condominiums from 1975 to 1990

EDUCATION:

B.S. Degree in Business Administration and Minor in Economics from Arkansas State University in 1965

Graduate of School of Savings & Loans at University of Indiana, Bloomington, Indiana 1979 to 1982

U.S. League of Savings Associations Appraised Study Course 1965

Principles of Real Estate Appraising-1968 Audit, Arkansas State University

National Association of Independent Fee Appraisers, Principles of Residential Real Estate 1990

NAIF Income Property Appraising 1990

Marshall and Swifts Valuation Guides Seminar - Residential and Commercial Cost Approach 1990

The Appraisal Institute - Real Estate Appraisal Methods 1991

Uniform Standards of Professional Appraisal Practice 1991

Techniques of Income Property Appraising 1991

Uniform Residential Appraisal Report Seminar, IFA, Jonesboro, AR 1993

FIRREA: Overview and Practical Application Seminar, IFA, Jonesboro, AR 1994

American Disabilities Act Seminar, I.F.A., Jonesboro, AR 1993

HUD Guidelines - Lender Selection of the Appraiser, I.F.A., Little Rock, AR 1994 - Member of Lender Appraiser Selection Roster, HUD, Little Rock, AR

Appraiser Accountability and Legal Liabilities Seminar, Arkansas Appraisal Foundation, Little Rock, AR 1995

Standards of Professional Practice, I.F.A., Jonesboro, AR 1996

HUD/FHA Appraiser Training, HUD/FHA, Hot Springs, AR 1996

Legal Journal, West Memphis, AR 1998

Principles of Condemnation, San Antonio, TX 1999

Arkansas Appraisal Board Annual Meeting, Little Rock, AR 2000

USPAP, Kelton Schools, Jonesboro, AR 2000

USPAP Update, RCI, Jonesboro, AR 2003

USPAP, Lincoln Graduate Center, San Antonio TX 2004

Fannie Mae Underwriting, NEA Mortgage Bankers, Jonesboro AR 2004

Day With the Board, Little Rock AR 2004

Day With the Board, Little Rock AR 2005

Day With the Board, Little Rock AR 2006

USPAP Update, RCI, Jonesboro, AR 2006

Effective Communications in Appraisal Practice, RCI, Jonesboro, AR 2006

Day With the Board, Little Rock AR 2007

USPAP Update, RCI, Jonesboro, AR 2008

Mortgage Fraud, RCI, Jonesboro AR 2008

Day With the Board, Little Rock AR 2008

USPAP, RCI, Russellville AR 2009

Basic Income Capitalization, RCI, Russellville AR 2009

Report Writing, RCI, Russellville AR 2009

USPAP Update, RCI, Jonesboro AR 2010

USPAP Update, RCI, Jonesboro AR 2012

Effective Communications in Appraisal Practice, RCI, Jonesboro AR 2012

Appraising FHA Today, McKissock.com 2012

Construction Details and Trends, McKissock.com 2012

PROFESSIONAL MEMBERSHIP:

Charter Member of National Society of Environmental Consultants

Master Senior Appraisers (MSA), National Association of Master Appraisers

CERTIFICATION AND DESIGNATION:

State Certified Residential Appraiser #CG0247, December 28, 1991

State Certified General Appraiser #CG0247, January 6, 1992

PARTIAL LIST OF CLIENTS:

Belz-Burrow, Regions Bank, Simmons Bank, First Financial Mortgage, Fowler Foods, Liberty Bank, Bank of America, iBERIABANKfsb, BancorpSouth, First Security Bank, Focus Bank, City of Jonesboro, First National Bank, Unico Bank, Integrity First Bank, Summit Bank, Southern Bank

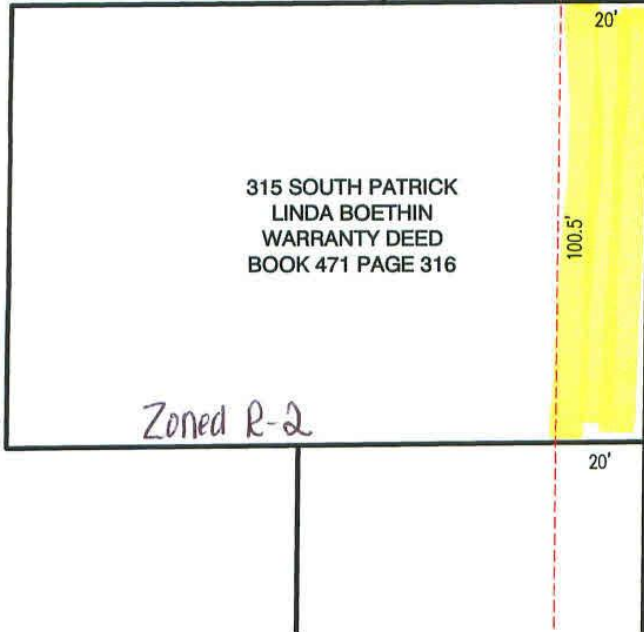


WARRANTY DEED
BOOK 446 PAGE 418

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

5000



PATRICK STREET

01-144173-0400

01-144173-04100



Scale 1" = 40'

LEGAL DESCRIPTION:

A PART OF LOT 3 IN BLOCK 3 OF BROADAWAY ADDITION, RECORDED 04/19/1898 BOOK 18 PAGE 169, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 20 FEET OF THAT PART OF LOT 3 IN BLOCK 3 OF BROADAWAY ADDITION AS DESCRIBED BY WARRANTY DEED IN BOOK 471 PAGE 316, CONTAINING 2010 SQUARE FEET OR 0.05 ACRES.



**RIGHT-OF-WAY
ACQUISITION**

Engineering Department

P.O. Box 1845 Phone: (870) 932-2438
307 Vine Street Fax: (870) 933-4664
Jonesboro, AR 72401 cengineer@jonesboro.org

DRAWING INFO		REVISIONS		
DRAWN BY:	BETTIS	DATE	BY	DESCRIPTION
DATE:	09-11-2013			
SCALE:	1" = 40'			
JOB NO:				
PLAT CODE:				



Legislation Details (With Text)

File #:	RES-14:090	Version:	1	Name:	Permanent drainage easement from Jimmy & Christine Ashley
Type:	Resolution	Status:		Status:	Recommended to Council
File created:	6/19/2014	In control:		In control:	Public Works Council Committee
On agenda:		Final action:		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 JIMMY D. ASHLEY AND CHRISTINE L. ASHLEY FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS				
Sponsors:	Engineering				
Indexes:	Easement				
Code sections:					
Attachments:	Permanent Drainage Easement				

Date	Ver.	Action By	Action	Result
7/1/2014	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 JIMMY D. ASHLEY AND CHRISTINE L. ASHLEY FOR THE PURPOSE OF MAKING DRAINAGE IMPROVEMENTS
WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described Permanent Drainage Easement for the purpose of making drainage improvements:

A part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: The West 15 feet of the property described by deed in Book 490 Page 157 in the office of the Circuit Clerk, recorded on December 26, 1995.

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 Permanent Drainage 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 DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Jimmy D. Ashley and Christine L. Ashley, 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 the Southeast Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: The West 15 feet of the property described by deed in Book 490 Page 157 in the office of the Circuit Clerk, recorded on December 26, 1995.

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 18th day of June, 2014.

Signature Jimmy D. Ashley
Jimmy D. Ashley

Signature Christine L. Ashley
Christine L. Ashley

ACKNOWLEDGMENT

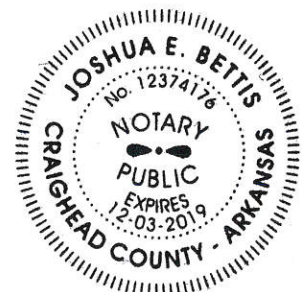
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Jimmy D. Ashley and Christine L. Ashley to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 18th day of June, 2014.

Notary Public (Signature) [Signature]

My Commission Expires: 12/3/2019





Legislation Details (With Text)

File #:	RES-14:097	Version:	1	Name:	Renaming of Nordex Drive to Trinity Drive
Type:	Resolution	Status:			Recommended to Council
File created:	7/2/2014	In control:			City Council
On agenda:	7/15/2014	Final action:			
Title:	RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS FOR THE SUGGESTED RENAMING OF NORDEX DRIVE TO TRINITY DRIVE REQUESTED BY GRANT CHRISTOPHER ON BEHALF OF TRINITYRAIL.				
Sponsors:	Mayor's Office				
Indexes:	Other, Parking & Traffic				
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS FOR THE SUGGESTED RENAMING OF NORDEX DRIVE TO TRINITY DRIVE REQUESTED BY GRANT CHRISTOPHER ON BEHALF OF TRINITYRAIL.

WEREAS, a request for consideration to rename "Nordex Drive" to "Trinity Drive" has been considered by the Public Works Council Committee in the promotion of growth and economic development within the Industrial Park geographical area of the City of Jonesboro.

WHEREAS, there are currently no residential or business addresses affected by this request.

WHEREAS, this request for renaming "Nordex Drive" to "Trinity Drive" has been reviewed by the Public Works Council Committee on July 15, 2014, and public input has been provided for; and

WHEREAS, the Public Works Council Committee voted to unanimously recommend approval to the City Council in accordance with Title 9 of the Jonesboro Code of Ordinances, and Resolution No. 05:402 which establishes guidelines for naming public parks, streets, and facilities.

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

Section 1: The street right-of-way located between C.W. Post Road and Deer Lake Road, extending north/south is hereby named "Trinity Drive";

Section 2: The specific intention of this resolution is for the sole purpose of naming said street for identification purposes only.



Legislation Details (With Text)

File #:	ORD-14:043	Version:	1	Name:	Abandonment of a portion of a public alley west of Floyd Street
Type:	Ordinance	Status:		Status:	First Reading
File created:	7/3/2014	In control:		In control:	City Council
On agenda:		Final action:			
Title:	AN ORDINANCE ABANDONING AND VACATING A PORTION OF A PUBLIC ALLEY LOCATED EAST OF FLOYD STREET AS REQUESTED BY MAX DACUS, JR. AND DON LEMAY				
Sponsors:					
Indexes:	Abandonment				
Code sections:					
Attachments:	City Letter Petition Plat Utility Letters				

Date	Ver.	Action By	Action	Result
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AN ORDINANCE ABANDONING AND VACATING A PORTION OF A PUBLIC ALLEY LOCATED IN: A part of W.S. Nisbett's Subdivision, lying between lots 5 and 6 (to the south), and lots 7 and 8 (to the north), also being the west 122.33 feet of said thirty two foot (32') alley, lying south of West Washington Avenue, North of West Jefferson Street, and east of Floyd Street, containing 3,882 square feet, or 0.09 acres, more or less.

WHEREAS, the City Council at its regular meeting on July 15, 2014, pursuant to Ark. Stats. Section 14-301-302 through 14-301-304 heard the request of Mr. Max Dacus, Jr. and Mr. Don Lemay each being private owners, to abandon a portion of a public alley; and

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

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

WHEREAS, the abandonment of said portion of a public alley will not adversely affect the City of Jonesboro, and would be in the best interest of all parties concerned.

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

SECTION 1. The City of Jonesboro, Arkansas, hereby vacates and abandons all of its rights together with the right of the public generally, in and to the portion of a public alley described above.

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

SECTION 3. The closing, vacating and abandonment by the city of its rights and the rights of the public generally in the above described portion of a public alley are in the public interest and will promote the public peace and welfare.



February 7, 2014

Mr. George Hamman , PE, PS
Civilogic
203 Southwest Drive
Jonesboro, AR 72401

RE: Public Alley East of Floyd St
Alley Right-of-way Abandonment

Dear Mr. Hamman,

The City of Jonesboro Engineering & Planning Departments concur with the abandonment of the portion of the alley right-of-way east of Floyd Street as described on the drawing prepared by Civilogic dated 7/12/2013; Job No. 113080.

If you have any questions or comments please feel free to contact me at the above reference number.

Sincerely,

Craig Light, PE CFM
City Engineer

Otis Spriggs, AICP
City Planner

PETITION

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

PETITION TO VACATE A PUBLIC ALLEY,

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

A part of W.S. Nisbett's Subdivision, lying between lots 5 and 6 (to the south), and lots 7 and 8 (to the north), also being the west 122.33 feet of said thirty two foot (32') alley, lying south of West Washington Avenue, North of West Jefferson Street, and east of Floyd Street, containing 3,882 square feet, or 0.09 acres, more or less.

herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the alley described above closed and abandoned.

Dated this _____ day of _____, 2014.

PROPERTY OWNER, NAME AND ADDRESS

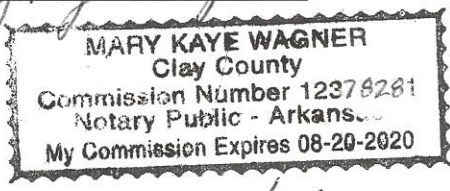
Mr. Max Dacus, Jr.
Dacus Enterprises and Warehouses
1804 West Washington Avenue
Jonesboro, AR 72401

[Signature] _____ 3/12/14
Signature Date

Subscribed and sworn to before me this 12th day of March, 2014.

[Signature]
Notary

Expiration Date: 08-20-2020



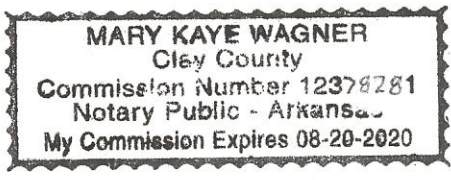
Don Lemay
514 South Floyd Street
Jonesboro, AR 72401

[Signature] _____ 3/12/14
Signature Date

Subscribed and sworn to before me this 12th day of March, 2014.

[Signature]
Notary

Expiration Date: 08-20-2020

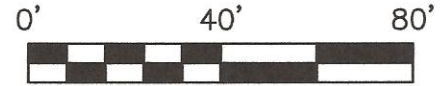
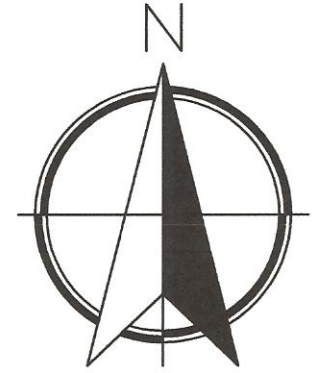


7

8

9

Blk 6



FLOYD ST.

S.60' OF LOT 7 &
S.60' OF W.52' OF LOT 8, BLK 6

8'x20' SAN. SEW. ESMT

N 89°37'00" E 121.66'

S00°49'00"W
16.00'

N89°37'00"E
8.00'

N 00°23'00" W
66.00'

25' SETBACK

7.5' SETBACK

PATIO

ABANDONED ALLEY

ASPHALT

CONCRETE

EXISTING HOUSE

8384 SF
0.19 AC.

20' SETBACK

50.01'

S 00°49'00" W

7.5' SETBACK

25.3'

S 89°37'00" W 128.28'

4

ENGINEERS		PLANNERS		SURVEYORS	
<h1>Civilogic</h1>					
203 Southwest Dr. - Jonesboro, AR - (870)932-7880 - www.civilogic.net					
EXHIBIT PLAT FOR MAX DACUS, JR. JONESBORO, ARKANSAS					
Date	Scale	Job No.	Sheet		
6-13-14	1"=40'	113080	No.		
Section	Township	Range	County		
13	14N	03E	CRAIGHEAD	1 of 1	
© 2014, Civilogic					
Drawn By: RE			Checked by: GH		

CERTIFICATE OF AUTHORIZATION

CIVILOGIC

No. 329

ARKANSAS-ENGINEER

113080
MAX DACUS, JR.

AT&T

UTILITY RELEASE FORM

TELECOMMUNICATIONS EASEMENT ABANDONMENT REQUEST

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

A part of W.S. Nisbett's Subdivision, lying between lots 5 and 6 (to the south), and lots 7 and 8 (to the north), also being the west 122.33 feet of said thirty two foot (32') alley, lying south of West Washington Avenue, North of West Jefferson Street, and east of Floyd Street, containing 3,882 square feet, or 0.09 acres, more or less.

UTILITY COMPANY COMMENTS:

No objections to the vacation(s) described above.


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

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

Rodney Vanhoozer

MGR AT&T ENGINEERING

Signature of Utility Company Representative

 2-04-14



113080

April 9, 2014

Mr. George Hamman
PE, PS, President
Plant of Survey
203 Southwest Drive
Jonesboro, AR 72401

Customer Care Locations

Jonesboro

phone 870-336-3400
toll free 888-336-4466
2109 Fowler Ave.
Jonesboro, AR 72401

Jasper

phone 870-446-2900
Tri-County Telephone Office
302 West Court St.
Jasper, AR 72461

Marked Tree

phone 870-358-4400
30 Elm St.
Marked Tree, AR 72365

Western Grove/ Everton

phone 870-429-5211
toll free 800-758-5790
9444 Hwy 65 South
Harrison, AR 72601

Blytheville

phone 870-824-2400
646 East Main Street
Blytheville, AR 72315

Mr. Hamman,

We recently received your request of the proposed street right-of-way, and drainage easement abandonment at East Floyd Street order number (113080). We at Ritter give our concurrence to the City of Jonesboro for the abandonment of easement in these areas.

Thank you,

A handwritten signature in cursive script that reads "Brian Parrish".

Brian Parrish
Ritter Communications
Engineer I
18 Elm Street
Marked Tree, AR 72365
Cell: 870-919-5115

Right by You



113080

April 16, 2014

Mr. George Hamman

Re: Public Alley East of Floyd Street
Alley Right-of-Way Abandonment
Jonesboro, AR
Craighead County

Dear Mr. Hamman,

The proposed alley abandonment has been reviewed. CenterPoint Energy does not have any facilities within the "hatched" area of the plat provided and releases all easement privileges and encroachment issues for any future use.

If you have any questions or comments, you can reach me at (501) 377-4623.

Sincerely,

A handwritten signature in black ink that reads "David Burnett".

David Burnett, PE
CenterPoint Energy SGO
Engineering Manager
Arkansas/Oklahoma Region



113080

To: Civilogic
From: Suddenlink Communications, Inc.
Date: May 20, 2014
Re: Public Alley East of Floyd Street
Requested Alley Right-of-Way Abandonment

Suddenlink Communications, Inc. has no objection to the proposed alley right-of-way abandonment of the public alley East of Floyd Street, located in Jonesboro, Craighead County, Arkansas, provided that any utility extensions and drainage routes will be provided with the proper new easements in the appropriate locations.

Respectfully,

Joey Roach

Construction Planner
Suddenlink Communications, Inc.



May 22, 2014

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

Re: Floyd Street Partial Alley Abandonment

Dear Donna:

George Hamman of Civilogic Engineering has requested City Water and Light Plant of the City of Jonesboro ("CWL") to consent to the vacation and abandonment of a portion of the alley east of Floyd Street and south of Washington Avenue going in an easterly direction approximately 122 feet, more or less, as shown on the attached plat.

CWL has no objection to the abandonment of the existing alley Right-of-Way; however, it must be subject to the following condition. CWL would require a sewer easement eight (8) feet x twenty (20) feet and twenty (10) feet either side of the existing sewer main running east and west within a portion of the alley to be abandoned ("new easement").

The new easement must be as reflected in the approved final plat. As required by Sections 113-49 & 113-50 of the Jonesboro Municipal Code, please present the preliminary plat and final plat to CWL for consideration and approval.

Further, please confirm that the vacating ordinance contains provisions that preserve the Existing Right-of-Way until the New Easement is properly granted through a final plat.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald L. Bowen", written over a white background.

Ronald L. Bowen, P.E.
Manager, City Water and Light

Cc: Otis Spriggs, City of Jonesboro
George Hamman, Civilogic



Legislation Details (With Text)

File #: ORD-14:044 **Version:** 1 **Name:** Rezoning at 2304 Moore Road
Type: Ordinance **Status:** First Reading
File created: 7/9/2014 **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 AG-1 TO I-2 FOR PROPERTY LOCATED AT 2304 MOORE ROAD AS REQUESTED BY SANDRA FOWLER AND STEVE MOORE
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 THE CITY 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 CLASSIFICATIONS AS FOLLOWS:

FROM AG-1 AGRICULTURE TO I-2 GENERAL INDUSTRIAL, FOR THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE WEST HALF OF THE NE 1/4 OF SECTION 25, T14N-R4E, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 SAID SECTION 25; THENCE N 88° 42' 19" E 154.03 FEET; THENCE N 00° 23' 11" W 143.22 FEET; THENCE N 87° 21' 39" E 1119.01 FEET; THENCE S 00° 23' 52" W 341.09 FEET; THENCE S 88° 41' 32" W 1267.66 FEET; THENCE N 00° 23' 11" W 171.80 FEET TO THE POINT OF BEGINNING, CONTAINING 9.01 ACRES, MORE OR LESS.

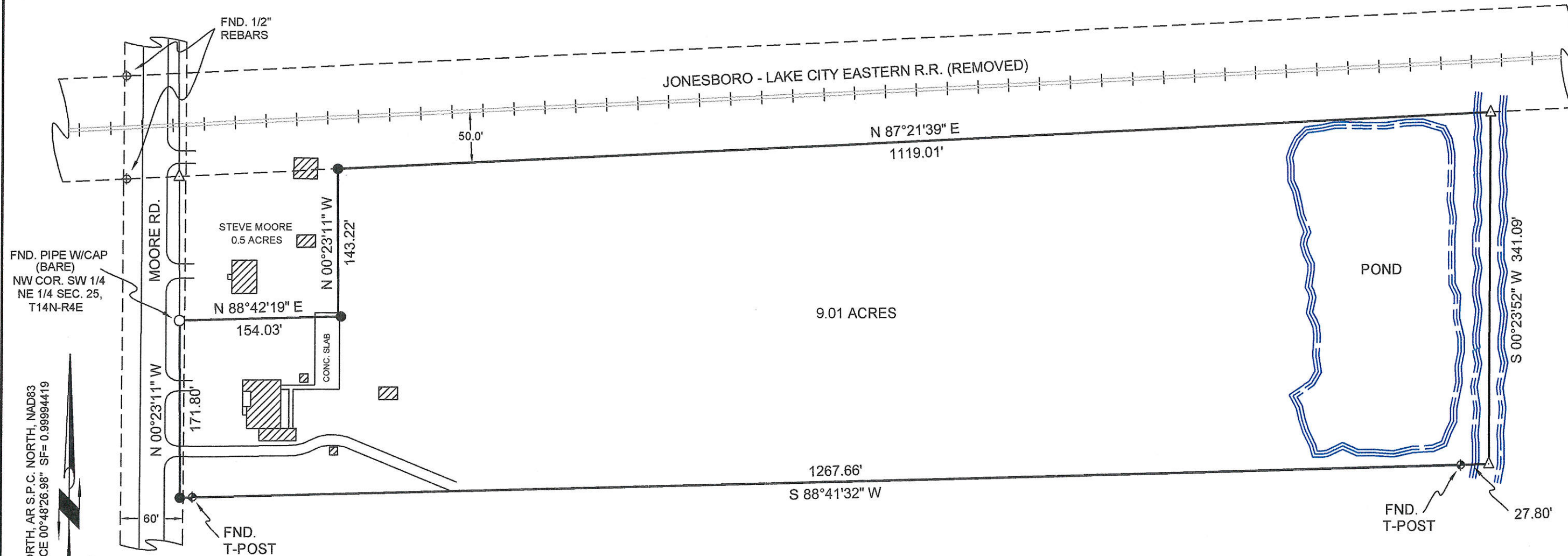
AND

WEST ½ ACRE OF ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, T14N-R4E, LYING SOUTH OF THE RIGHT OF WAY OF THE JONESBORO, LAKE CITY AND EASTERN RAILROAD.

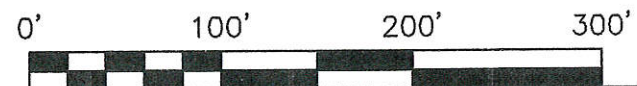
SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed development shall continue 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 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 agrees to comply with the Master Street Plan recommendation for Moore Road upon any future redevelopment of the site. .
4. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.
5. The properties may remain residential until such time the property is submitted for redevelopment as commercial.

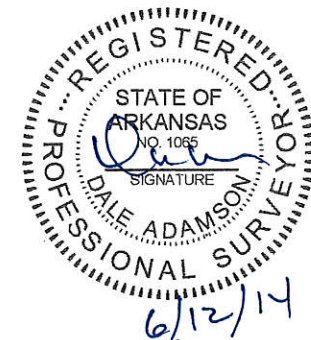
REQUEST REZONEING A-1 TO I-2



GPS GRID NORTH, AR S.P.C. NORTH, NAD83
CONVERGENCE 00°48'26.98" SF= 0.99994419



PART OF THE WEST HALF OF THE NE 1/4 SECTION 25, T14N-R4E, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 SAID SECTION 25; THENCE N 88°42'19" E 154.03 FEET; THENCE N 00°23'11" W 143.22 FEET; THENCE N 87°21'39" E 1119.01 FEET; THENCE S 00°23'52" W 341.09 FEET; THENCE S 88°41'32" W 1267.66 FEET; THENCE N 00°23'11" W 171.80 FEET TO THE POINT OF BEGINNING, CONTAINING 9.01 ACRES, MORE OR LESS.



PLAT OF SURVEY		
PAUL FOWLER 2304 MOORE ROAD JONESBORO, ARKANSAS 72401		
ADAMSON SURVEYING, 1504 BRANCHWOOD LANE, JONESBORO ARKANSAS, 72404 PH: 932-5900		PLAN SCALE: 1" = 100.00'
REVISION		
6/12/2014	DATE: 05/01/2013	SHEET ONE OF ONE

City of Jonesboro City Council
Staff Report – RZ 14-09: 2300 & 2304 Moore Rd Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Council on July 15, 2014

REQUEST: To consider a rezoning of 1 parcel of land containing 9.1 acres more or less.

PURPOSE: A request to consider a recommendation for approval forwarded to the Council by the MAPC, for a rezoning from “AG-1” Agricultural to District to “I-2”, General Industrial District.

APPLICANTS/

OWNER: J. Murl Smith, 3712 E. Highland Dr., Jonesboro AR
 Sandra Fowler, 3422 Windover Gardens Circle., Jonesboro AR
 Steve Moore, 2300 Moore Rd., Jonesboro AR

SITE

DESCRIPTION: Tract Size: Approx. 9.1 Acres (396,396 s.f)
 Street Frontage (feet): 314.8 ft along Moore Rd.
 Topography: Flat
 Existing Development: Raw Land

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS: North:	I-1	Vacant
South:	I-2	Nettleton Concrete
East:	AG-1	Vacant
West:	AG-1	Residence

HISTORY: None.

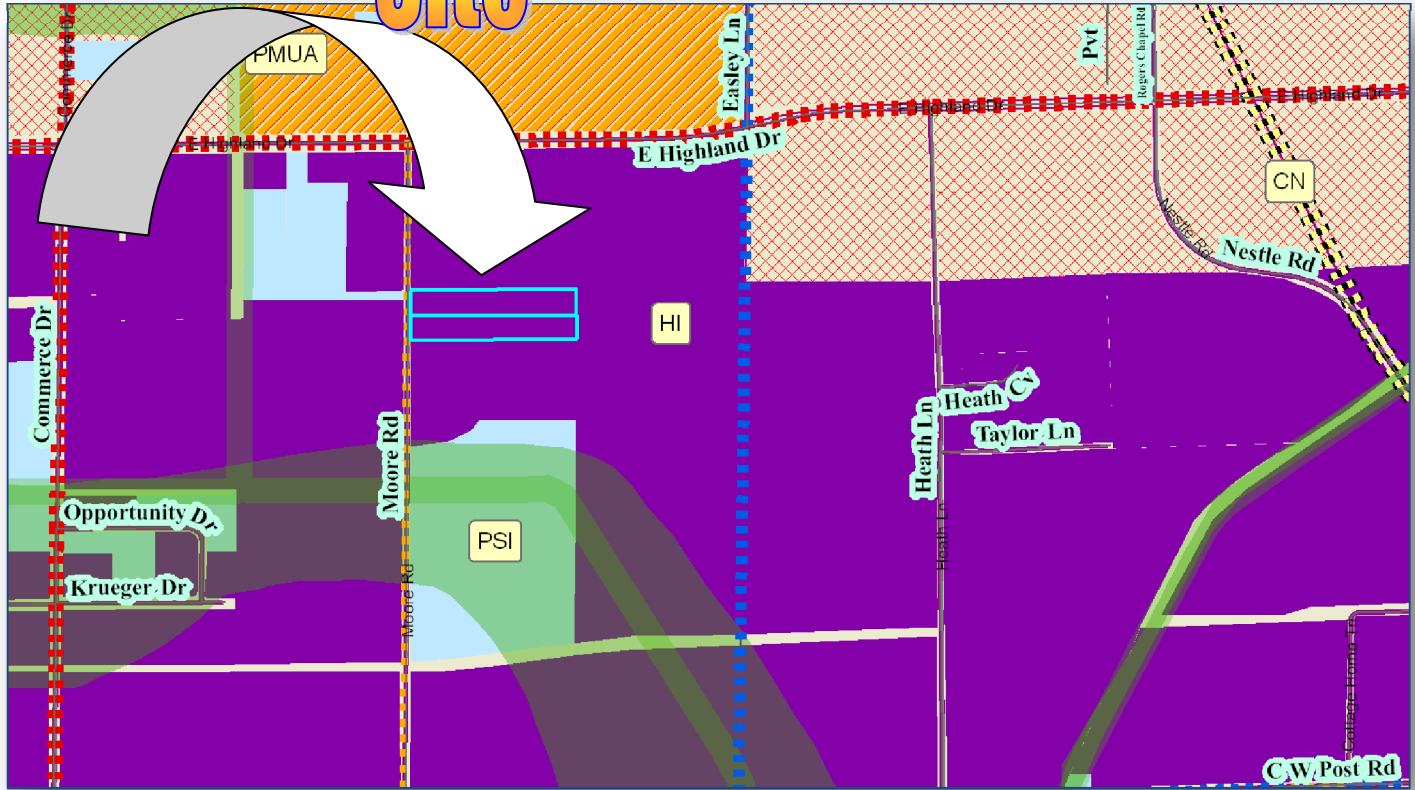
ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as a Heavy Industrial. The proposed rezoning is consistent and in compliance with the adopted Land Use Plan.

Site










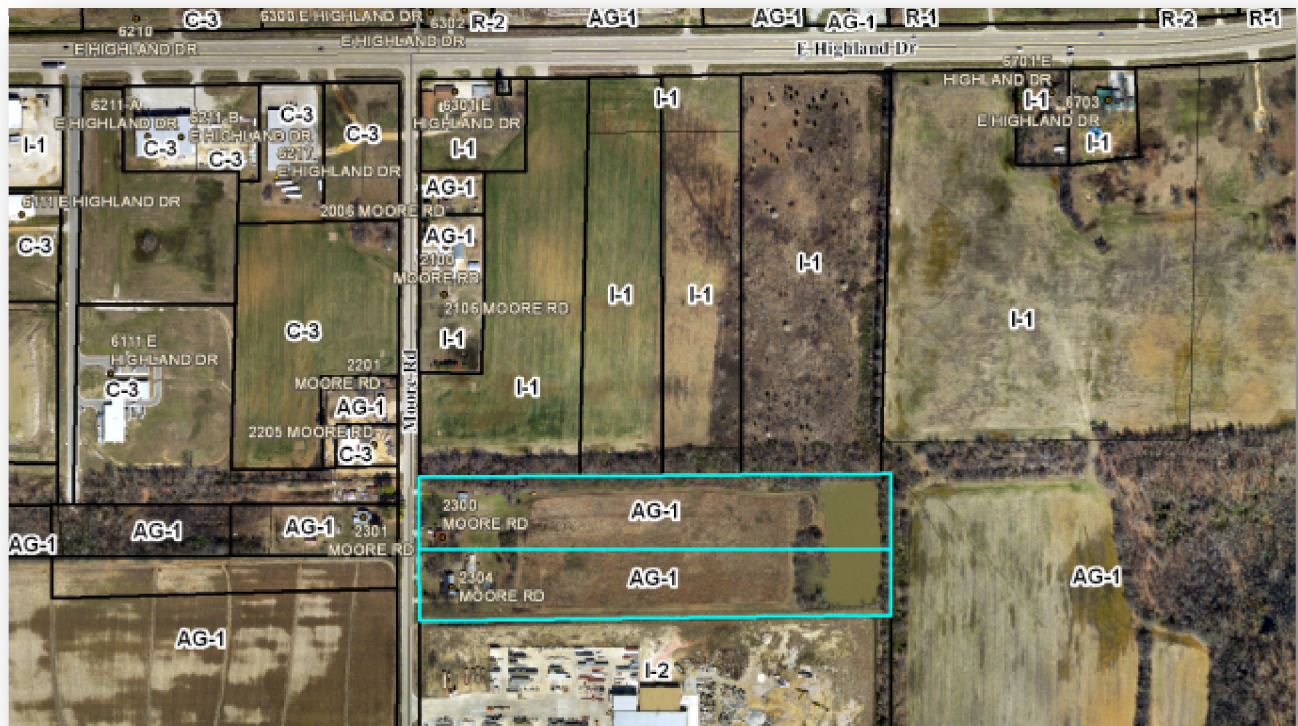
Master Street Plan/Transportation

The subject property is served by Moore Rd. On the Master Street plan, Moore Rd. is classified as a collector road, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way) the rezoning plat illustrates an existing right of way of 30 ft. from the road centerline. Compliance with the master street is required for development of non-platted property.

Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed I-2 District rezoning is consistent with the Future Land Use Plan.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, as a Limited Use Overlay. Existing homes should be sunshine subject to new development.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This will bring an existing use into compliance.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	This land as used today is unsuitable under the current Residential in AG-1; rezoning is highly recommended.	
(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 bordering properties are zoned I-1, AG-1, R-1 and I-2. This site and use should not be a detriment to the area.	
(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	Property is not vacant with the current AG-1 having residential within the zoning district. It has consistently been used as residential since annexation.	
(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 impact if rezoned to I-2, LU Overlay.	



Vicinity/Zoning Map

Staff Findings:

Applicant’s Purpose:

The applicant is hoping to rezone the subject property to make it conform to the Zoning Classification of the general area. This area is not conducive for residential development. The site is occupied by existing single family homes. The owner states that the site will continue to be used in the same manner until such time it is marketed for industrial uses. As noted in the Land Use Map section, consistency will be achieved with the Future Land Use Plan.

- Minimum Lot Area: 10,000 S.F.
- Minimum Lot Width: 100 ft.
- Minimum Lot Depth.: 100 ft.
- Front/Street Setback: 100 ft.
- Side Yard Setback: 25 ft.
- Rear Yard Setback: 25 ft.

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 issues with the request	
Streets/Sanitation	No issues with the request	
Police	No issues with the request	
Fire Department	No issues with the request	
MPO	No issues with the request	
Jets	No issues with the request	
Utility Companies	No issues with the request	Approval of the septic system for home remaining is needed.

The applicant has proposed an I-2 Industrial District rezoning and staff has listed the permitted and conditional uses allowed by the Code of Ordinances as follows:

List of Industrial Uses	I-2 Heavy Industrial	List of Industrial Uses	I-2 Heavy Industrial
<i>Civic and commercial uses</i>		<i>Agricultural uses</i>	
Automated teller machine	Permitted	Agriculture, animal	Permitted
Bank or financial institution	Permitted	Agriculture, product sales	Permitted
		Auto wrecking or salvage yard	Permitted
Carwash	Conditional	Basic industry	Permitted
Cemetery	Permitted	Landfill (private)	Conditional
Church	Permitted	Manufacturing, general	Permitted
College or university	Permitted	Manufacturing, limited	Permitted
Communication tower	Permitted	Mining or quarrying	Permitted
Day care, limited (family home)	Conditional	Oil & gas drilling	Permitted
Day care, general	Conditional	Solid Waste Incinerator	Conditional
Entertainment, adult	Permitted	Welding & Machine Shop	Permitted
Government service	Permitted	Safety services	Permitted
Indoor firing range	Conditional	Utility, major	Conditional
Library	Permitted	Utility, minor	Permitted
Medical service/office	Permitted	Vehicle and equipment sales	Permitted
Parks and recreation	Conditional	Vehicle repair, general	Permitted
School, elementary, middle and high	Permitted	Vehicle repair, limited	Permitted
Service station	Permitted	Warehouse, residential (mini) storage	Conditional
Vocational school	Permitted		
		<i>Industrial, manufacturing and extractive uses</i>	
		Freight terminal	Conditional
		Research services	Conditional

MAPC RECORD of PROCEEDINGS: Public Hearing Held on July 8, 2014

Applicant: Mr. J. Murl Smith, broker representing the sellers: Appeared before the Planning Commission stating that his clients are seeking to rezone the land from AG-1 to I-2 for the 9.1 acres.

Staff: Mr. Spriggs gave a report of the staff findings, noting that the petition is consistent with the Future Land Use Plan (Heavy Industrial). The owner will be asked to comply with the Master Street Plan upon future redevelopment or platting of the said acreage. Moore Rd. is a Collector Road (80 Ft. R.O.W. required).

Surrounding conditions were described which are consistent with the request. All of the criterion for rezonings is met. The owner understands the condition that if the property were to be redeveloped, the single family homes will have to be discontinued. The applicant is in agreement. No issues were reported by Staff Departments or outside agencies. The conditions were read.

Public Input: None Present

MAPC Deliberation:

Mr. Kelton: Mr. Kelton asked the applicant if the owners have city sewer, and how far away is it. Mr. Smith stated that it is quite a distance. The buyer is Nettleton Concrete for the 9.1 acres.

Motion was made by Mr. Scurlock to recommend approval to Council with the noted stipulations; Motion was 2nd by Mr. Scurlock.

Roll Call Vote: 7-0 Unanimously to approve.

Mr. Kelton- Aye; Mr. Mr. Hoelscher-Aye; Mr. Scurlock-Aye; Mr. Perkins- Aye; Ms. Schrantz- Aye; Mr. Reece: Aye; Mr. Bailey-Aye. Ms. Nix was absent. Mr. Roberts 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 14-09, a request to rezone property from "AG-1" Agricultural to "I-2" Industrial; the following conditions are recommended:

1. That the proposed development shall continue 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 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 agrees to comply with the Master Street Plan recommendation for Moore Road upon any future redevelopment of the site. .
4. The setback, building height, screening, and site design standards are required per "Sec. 117-328. - Residential Compatibility Standards".

5. The properties may remain residential until such time the property is submitted for redevelopment as commercial.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking northeast toward subject property from southwest corner of property.



View looking east along the southern property line of subject property.



View looking southeast toward property located south of subject property.



View looking west toward property located west of subject property.



View looking northwest toward property located northwest of subject property.



View looking east toward property located north of subject property.



Legislation Details (With Text)

File #: COM-14:062 **Version:** 1 **Name:** Airport Commission financial statement for June, 2014
Type: Other Communications **Status:** To Be Introduced
File created: 7/8/2014 **In control:** City Council
On agenda: **Final action:**
Title: Financial statement for the Jonesboro Airport Commission through June, 2014
Sponsors: Municipal Airport Commission, Municipal Airport Commission
Indexes:
Code sections:
Attachments: [Financial Statement](#)

Date	Ver.	Action By	Action	Result
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Financial statement for the Jonesboro Airport Commission through June, 2014

**Jonesboro Airport Commission
Financial Statements
For the Six Months Ended June 30, 2014 and 2013**

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 June 30, 2014, and the related statement of revenues and expenses-modified cash basis for the one month and 6 Months ended June 30, 2014 and 2013. 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

July 7, 2014

**Jonesboro Airport Commission
Statement of Assets, Liabilities, and Equity
Modified Cash Basis
June 30, 2014**

ASSETS

CURRENT ASSETS

Cash - Centennial Bank	\$ 552,341.66	
Cash-Centennial Bank-Project Acct	<u>9,077.80</u>	
Total Current Assets		\$ 561,419.46

PROPERTY AND EQUIPMENT

OTHER ASSETS

Rice Growers Stock	\$ <u>928.25</u>	
Total Other Assets		<u>928.25</u>
TOTAL ASSETS		<u>\$ 562,347.71</u>

See accountants' compilation report.

**Jonesboro Airport Commission
Statement of Assets, Liabilities, and Equity
Modified Cash Basis
June 30, 2014**

LIABILITIES AND EQUITY

CURRENT LIABILITIES

Fica Taxes Payable	\$ 988.36
FWH Taxes Payable	652.40
SWH Taxes Payable	310.15
State Unemployment Payable	<u>92.48</u>

Total Current Liabilities \$ 2,043.39

EQUITY

Beg Retained Earnings	\$ 483,378.57
YTD Net Income(Loss)	<u>76,925.75</u>

Total Equity 560,304.32

TOTAL LIABILITIES & EQUITY \$ 562,347.71

See accountants' compilation report.

Jonesboro Airport Commission
Statement of Revenues & Expenses-Modified Cash Basis
For the 1 Month and 6 Months Ended June 30, 2014 and 2013

	<u>1 Month Ended</u> <u>June 30, 2014</u>	<u>%</u>	<u>1 Month Ended</u> <u>June 30, 2013</u>	<u>%</u>	<u>6 Months Ended</u> <u>June 30, 2014</u>	<u>%</u>	<u>6 Months Ended</u> <u>June 30, 2013</u>	<u>%</u>
Revenues								
Grant Revenue-City of Jonesboro	\$ 0.00	0.00	\$ 0.00	0.00	\$ 73,000.00	9.28	\$ 70,000.00	35.01
Grant Revenue-Federal & State	573,014.00	95.50	0.00	0.00	573,014.00	72.83	12,594.00	6.30
T-Hanger Lease #2/#3	0.00	0.00	2,000.00	11.03	6,000.00	0.76	12,000.00	6.00
Hanger Revenue - FBO	15,745.00	2.62	6,440.97	35.54	66,557.91	8.46	38,645.82	19.33
Revenue-Sharp Aviation	2,035.00	0.34	2,035.00	11.23	12,210.00	1.55	12,210.00	6.11
Revenue-Gate Card Fees	250.00	0.04	0.00	0.00	4,100.00	0.52	5,150.00	2.58
T Hanger Leases	0.00	0.00	2,000.00	11.03	6,000.00	0.76	12,000.00	6.00
Fuel Flowage	4,709.70	0.78	2,489.76	13.74	18,776.36	2.39	12,194.64	6.10
HANGER-FOWLER FOODS	858.78	0.14	858.78	4.74	5,152.68	0.65	5,152.68	2.58
HANGER-LANDRY	0.00	0.00	0.00	0.00	300.00	0.04	300.00	0.15
HANGER-SANDERS	1,600.00	0.27	1,600.00	8.83	9,600.00	1.22	9,600.00	4.80
HANGER-AIR SOUTH	500.00	0.08	500.00	2.76	3,000.00	0.38	3,000.00	1.50
Auto Rental Agency & Land Lease	0.00	0.00	0.00	0.00	300.00	0.04	300.00	0.15
HANGER-HYTROL	0.00	0.00	0.00	0.00	300.00	0.04	0.00	0.00
Terminal Building Leases-AIR CH	1,100.00	0.18	0.00	0.00	6,500.00	0.83	4,400.00	2.20
Other Income	200.00	0.03	200.00	1.10	2,000.00	0.25	2,400.00	1.20
Total Revenues	<u>600,012.48</u>	<u>100.00</u>	<u>18,124.51</u>	<u>100.00</u>	<u>786,810.95</u>	<u>100.00</u>	<u>199,947.14</u>	<u>100.00</u>
Cost of Revenues								
Grant Project Expenditures	600,582.55	100.10	877.85	4.84	600,582.55	76.33	10,944.85	5.47
Grounds	657.61	0.11	2,788.46	15.39	7,555.24	0.96	13,816.27	6.91
Hanger Expense-FBO	2,890.00	0.48	2,805.32	15.48	4,531.47	0.58	8,622.02	4.31
Terminal Building Expense-	4,946.00	0.82	196.68	1.09	14,372.58	1.83	5,690.79	2.85
Terminal Building Expense	350.00	0.06	0.00	0.00	725.21	0.09	371.07	0.19
Fire Rescue Building Expense	0.00	0.00	0.00	0.00	632.01	0.08	1,646.78	0.82
Sharp Aviation Expense	0.00	0.00	0.00	0.00	375.21	0.05	371.07	0.19
Old Terminal Bldg - CAP	5,670.00	0.94	0.00	0.00	5,670.00	0.72	0.00	0.00
Beacon & Field Lights	0.00	0.00	0.00	0.00	0.00	0.00	92.19	0.05
Total Cost of Revenues	<u>615,096.16</u>	<u>102.51</u>	<u>6,668.31</u>	<u>36.79</u>	<u>634,444.27</u>	<u>80.63</u>	<u>41,555.04</u>	<u>20.78</u>
Gross Profit	<u>(15,083.68)</u>	<u>(2.51)</u>	<u>11,456.20</u>	<u>63.21</u>	<u>152,366.68</u>	<u>19.37</u>	<u>158,392.10</u>	<u>79.22</u>
General & Administrative Exp.								
Advertising	0.00	0.00	0.00	0.00	110.72	0.01	1,146.50	0.57
Dues/Subscriptions	55.00	0.01	0.00	0.00	55.00	0.01	101.80	0.05
Insurance	0.00	0.00	0.00	0.00	30,299.68	3.85	28,510.80	14.26
Insurance - Medical	515.87	0.09	442.80	2.44	4,123.86	0.52	3,661.22	1.83
Janitorial	0.00	0.00	650.00	3.59	650.00	0.08	3,250.00	1.63
Office Expense	29.07	0.00	231.43	1.28	300.60	0.04	608.28	0.30
Outside Services	0.00	0.00	0.00	0.00	0.00	0.00	889.52	0.44
Payroll Taxes	534.24	0.09	588.72	3.25	2,402.23	0.31	3,662.77	1.83
Postage	0.00	0.00	0.00	0.00	180.00	0.02	274.11	0.14
Repairs/Maintenance	0.00	0.00	0.00	0.00	95.75	0.01	10.39	0.01
Salaries - Manager	3,833.34	0.64	3,833.33	21.15	23,000.04	2.92	28,767.60	14.39
Salaries - Other	2,861.25	0.48	2,603.00	14.36	5,750.44	0.73	5,328.75	2.67
Supplies	174.33	0.03	0.00	0.00	253.72	0.03	232.80	0.12
Telephone	332.50	0.06	328.32	1.81	1,993.69	0.25	2,485.72	1.24
Meetings/Travel	404.05	0.07	0.00	0.00	404.05	0.05	0.00	0.00
Meals/Entertainment	100.72	0.02	125.32	0.69	642.88	0.08	392.67	0.20

See accountants' compilation report.

Jonesboro Airport Commission
Statement of Revenues & Expenses-Modified Cash Basis
For the 1 Month and 6 Months Ended June 30, 2014 and 2013

	<u>1 Month Ended</u> <u>June 30, 2014</u>	<u>%</u>	<u>1 Month Ended</u> <u>June 30, 2013</u>	<u>%</u>	<u>6 Months Ended</u> <u>June 30, 2014</u>	<u>%</u>	<u>6 Months Ended</u> <u>June 30, 2013</u>	<u>%</u>
Utilities	165.85	0.03	160.20	0.88	497.54	0.06	860.95	0.43
Legal & Accounting	<u>400.00</u>	<u>0.07</u>	<u>854.00</u>	<u>4.71</u>	<u>5,522.00</u>	<u>0.70</u>	<u>8,749.00</u>	<u>4.38</u>
Total G & A Expenses	<u>9,406.22</u>	<u>1.57</u>	<u>9,817.12</u>	<u>54.16</u>	<u>76,282.20</u>	<u>9.70</u>	<u>88,932.88</u>	<u>44.48</u>
Revenues from Operations	<u>(24,489.90)</u>	<u>(4.08)</u>	<u>1,639.08</u>	<u>9.04</u>	<u>76,084.48</u>	<u>9.67</u>	<u>69,459.22</u>	<u>34.74</u>
Other Revenue (Expenses)								
Interest Income	<u>152.20</u>	<u>0.03</u>	<u>114.86</u>	<u>0.63</u>	<u>841.27</u>	<u>0.11</u>	<u>856.85</u>	<u>0.43</u>
Total Other Revenue (Exp.)	<u>152.20</u>	<u>0.03</u>	<u>114.86</u>	<u>0.63</u>	<u>841.27</u>	<u>0.11</u>	<u>856.85</u>	<u>0.43</u>
Net Earnings	<u>\$ (24,337.70)</u>	<u>(4.06)</u>	<u>\$ 1,753.94</u>	<u>9.68</u>	<u>\$ 76,925.75</u>	<u>9.78</u>	<u>\$ 70,316.07</u>	<u>35.17</u>

See accountants' compilation report.

**Jonesboro Airport Commission
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		1020 Cash - Centennial Bank	583,131.85		
06/30/14	1	Cash Disbursements		(17,250.96)	
06/30/14	1	journal entries		15,745.00	
06/30/14	1	journal entries		858.78	
06/30/14	1	journal entries		1,600.00	
06/30/14	1	journal entries		500.00	
06/30/14	1	journal entries		450.00	
06/30/14	1	journal entries		2,035.00	
06/30/14	1	journal entries		4,709.70	
06/30/14	1	journal entries		145.34	
06/30/14	1	journal entries		1,100.00	
06/30/14	1	journal entries		(1,377.30)	
06/30/14	1	journal entries		573,014.00	
06/30/14	1	journal entries		(607,375.41)	
06/01/14	P89	Payroll Journal Entry		(4,944.34)	
				<u>(30,790.19)</u>	<u>552,341.66</u>
		1034 Cash-Centennial Bank-Project Acct	2,278.08		
06/30/14	1	journal entries		6.86	
06/30/14	1	journal entries		607,375.41	
06/30/14	1	journal entries		(600,582.55)	
				<u>6,799.72</u>	<u>9,077.80</u>
		2530 Rice Growers Stock	928.25		
				<u>0.00</u>	<u>928.25</u>
		3040 Fica Taxes Payable	(845.50)		
06/30/14	1	journal entries		845.50	
06/01/14	P89	Payroll Journal Entry		(988.36)	
				<u>(142.86)</u>	<u>(988.36)</u>
		3050 FWH Taxes Payable	(531.80)		
06/30/14	1	journal entries		531.80	
06/01/14	P89	Payroll Journal Entry		(652.40)	
				<u>(120.60)</u>	<u>(652.40)</u>
		3060 SWH Taxes Payable	(266.44)		
06/09/14	9827 V	Dept. of Finance & Administration		266.44	
06/01/14	P89	Payroll Journal Entry		(310.15)	
				<u>(43.71)</u>	<u>(310.15)</u>
		3080 State Unemployment Payable	(52.42)		
06/01/14	P89	Payroll Journal Entry		(40.06)	
				<u>(40.06)</u>	<u>(92.48)</u>
		5030 Beg Retained Earnings	(483,378.57)		
				<u>0.00</u>	<u>(483,378.57)</u>
		6001 Grant Revenue-City of Jonesboro	(73,000.00)		
				<u>0.00</u>	<u>(73,000.00)</u>

**Jonesboro Airport Commission
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		6002 Grant Revenue-Federal & State	0.00		
06/30/14	1	journal entries		(573,014.00)	
				<u>(573,014.00)</u>	<u>(573,014.00)</u>
		6009 T-Hanger Lease #2/#3	(6,000.00)		
				<u>0.00</u>	<u>(6,000.00)</u>
		6010 Hanger Revenue - FBO	(50,812.91)		
06/30/14	1	journal entries		(15,745.00)	
				<u>(15,745.00)</u>	<u>(66,557.91)</u>
		6011 Revenue-Sharp Aviation	(10,175.00)		
06/30/14	1	journal entries		(2,035.00)	
				<u>(2,035.00)</u>	<u>(12,210.00)</u>
		6012 Revuenue-Gate Card Fees	(3,850.00)		
06/30/14	1	journal entries		(250.00)	
				<u>(250.00)</u>	<u>(4,100.00)</u>
		6014 T Hanger Leases	(6,000.00)		
				<u>0.00</u>	<u>(6,000.00)</u>
		6015 Fuel Flowage	(14,066.66)		
06/30/14	1	journal entries		(4,709.70)	
				<u>(4,709.70)</u>	<u>(18,776.36)</u>
		6016 HANGER-FOWLER FOODS	(4,293.90)		
06/30/14	1	journal entries		(858.78)	
				<u>(858.78)</u>	<u>(5,152.68)</u>
		6017 HANGER-LANDRY	(300.00)		
				<u>0.00</u>	<u>(300.00)</u>
		6018 HANGER-SANDERS	(8,000.00)		
06/30/14	1	journal entries		(1,600.00)	
				<u>(1,600.00)</u>	<u>(9,600.00)</u>
		6019 HANGER-AIR SOUTH	(2,500.00)		
06/30/14	1	journal entries		(500.00)	
				<u>(500.00)</u>	<u>(3,000.00)</u>
		6020 Auto Rental Agency & Land Lease	(300.00)		
				<u>0.00</u>	<u>(300.00)</u>
		6021 HANGER-HYTROL	(300.00)		
				<u>0.00</u>	<u>(300.00)</u>

**Jonesboro Airport Commission
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		6030 Terminal Building Leases-AIR CHOICE	(5,400.00)		
06/30/14	1	journal entries		(1,100.00)	
				<u>(1,100.00)</u>	<u>(6,500.00)</u>
		6060 Other Income	(1,800.00)		
06/30/14	1	journal entries		(200.00)	
				<u>(200.00)</u>	<u>(2,000.00)</u>
		7005 Grant Project Expenditures	0.00		
06/30/14	1	atlas 03-05-0033-019		600,582.55	
				<u>600,582.55</u>	<u>600,582.55</u>
		7010 Grounds	6,897.63		
06/17/14	9828 V	Arkansas Air Center 14158		638.83	
06/17/14	9838 V	Lowes Business Accounts		18.78	
				<u>657.61</u>	<u>7,555.24</u>
		7030 Hanger Expense-FBO	1,641.47		
06/27/14	9846 V	Owens Roofing Company		2,890.00	
				<u>2,890.00</u>	<u>4,531.47</u>
		7040 Terminal Building Expense-	9,426.58		
06/17/14	9833 V	Dixie Contractors Inc. 12146		2,650.00	
06/17/14	9836 V	Greg Moore		650.00	
06/17/14	9841 V	Pope Lawn Care		1,538.70	
06/17/14	9841 V	Pope Lawn Care		107.30	
				<u>4,946.00</u>	<u>14,372.58</u>
		7041 Terminal Building Expense	375.21		
06/27/14	9846 V	Owens Roofing Company		350.00	
				<u>350.00</u>	<u>725.21</u>
		7051 Fire Rescue Building Expense	632.01		
				<u>0.00</u>	<u>632.01</u>
		7052 Sharp Aviation Expense	375.21		
				<u>0.00</u>	<u>375.21</u>
		7053 Old Terminal Bldg - CAP	0.00		
06/27/14	9846 V	Owens Roofing Company		5,670.00	
				<u>5,670.00</u>	<u>5,670.00</u>
		8010 Advertising	110.72		
				<u>0.00</u>	<u>110.72</u>
		8090 Dues/Subscriptions	0.00		
06/23/14	9844 V	AAOA Arkansa Airport Operators Asc		55.00	
				<u>55.00</u>	<u>55.00</u>

**Jonesboro Airport Commission
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
	8100 Insurance		30,299.68	<u>0.00</u>	<u>30,299.68</u>
	8110 Insurance - Medical		3,607.99		
06/02/14	9824 V	Arkansas Blue Cross Blue Shield 10818260		809.39	
06/01/14	P89	Payroll Journal Entry		<u>(293.52)</u>	
				<u>515.87</u>	<u>4,123.86</u>
	8130 Janitorial		650.00	<u>0.00</u>	<u>650.00</u>
	8140 Office Expense		271.53		
06/17/14	9834 V	FEDEX OFFICE		29.07	
				<u>29.07</u>	<u>300.60</u>
	8160 Payroll Taxes		1,867.99		
06/01/14	P89	Payroll Journal Entry		534.24	
				<u>534.24</u>	<u>2,402.23</u>
	8170 Postage		180.00	<u>0.00</u>	<u>180.00</u>
	8190 Repairs/Maintenance		95.75	<u>0.00</u>	<u>95.75</u>
	8200 Salaries - Manager		19,166.70		
06/01/14	P89	Payroll Journal Entry		3,833.34	
				<u>3,833.34</u>	<u>23,000.04</u>
	8210 Salaries - Other		2,889.19		
06/01/14	P89	Payroll Journal Entry		2,861.25	
				<u>2,861.25</u>	<u>5,750.44</u>
	8220 Supplies		79.39		
06/17/14	9839 V	Office Depot Credit		174.33	
				<u>174.33</u>	<u>253.72</u>
	8240 Telephone		1,661.19		
06/17/14	9830 V	AT & T		196.74	
06/17/14	9831 V	AT&T MOBILITY		135.76	
				<u>332.50</u>	<u>1,993.69</u>
	8245 Meetings/Travel		0.00		
06/17/14	9829 V	Arkansas Air Center 96832		404.05	
				<u>404.05</u>	<u>404.05</u>
	8250 Meals/Entertainment		542.16		
06/17/14	9837 V	Honey Baked Ham		100.72	

**Jonesboro Airport Commission
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
	8250	Meals/Entertainment (cont.)		<u>100.72</u>	<u>642.88</u>
	8260	Utilities	331.69		
06/17/14	9842 V	Suddenlink		90.90	
06/17/14	9843 V	Suddenlink		<u>74.95</u>	
				<u>165.85</u>	<u>497.54</u>
	8280	Legal & Accounting	5,122.00		
06/17/14	9832 V	Cahoon & Smith Law Office		250.00	
06/17/14	9840 V	Orr, Lamb & Fegtly		<u>150.00</u>	
				<u>400.00</u>	<u>5,522.00</u>
	9010	Interest Income	(689.07)		
06/30/14	1	journal entries		<u>(152.20)</u>	
				<u>(152.20)</u>	<u>(841.27)</u>
Current Profit/(Loss)		<u>(24,337.70)</u>	YTD Profit/(Loss)	<u>76,925.75</u>	
Number of Transactions		61	The General Ledger is in balance		<u>0.00</u>

**Jonesboro Airport Commission
Transaction Listing**

Date	Reference	T	Account	Description	Amount	Reference Total
06/30/14	1		1020	Cash Disbursements	(17,250.96)	
06/30/14	1		1020	journal entries	15,745.00	
06/30/14	1		1020	journal entries	858.78	
06/30/14	1		1020	journal entries	1,600.00	
06/30/14	1		1020	journal entries	500.00	
06/30/14	1		1020	journal entries	450.00	
06/30/14	1		1020	journal entries	2,035.00	
06/30/14	1		1020	journal entries	4,709.70	
06/30/14	1		1020	journal entries	145.34	
06/30/14	1		1020	journal entries	1,100.00	
06/30/14	1		1020	journal entries	(1,377.30)	
06/30/14	1		1020	journal entries	573,014.00	
06/30/14	1		1020	journal entries	(607,375.41)	
06/30/14	1		1034	journal entries	6.86	
06/30/14	1		1034	journal entries	607,375.41	
06/30/14	1		1034	journal entries	(600,582.55)	
06/30/14	1		3040	journal entries	845.50	
06/30/14	1		3050	journal entries	531.80	
06/30/14	1		6002	journal entries	(573,014.00)	
06/30/14	1		6010	journal entries	(15,745.00)	
06/30/14	1		6011	journal entries	(2,035.00)	
06/30/14	1		6012	journal entries	(250.00)	
06/30/14	1		6015	journal entries	(4,709.70)	
06/30/14	1		6016	journal entries	(858.78)	
06/30/14	1		6018	journal entries	(1,600.00)	
06/30/14	1		6019	journal entries	(500.00)	
06/30/14	1		6030	journal entries	(1,100.00)	
06/30/14	1		6060	journal entries	(200.00)	
06/30/14	1		7005	atlas 03-05-0033-019	600,582.55	
06/30/14	1		9010	journal entries	(152.20)	(17,250.96)
06/02/14	9824	V	8110	Arkansas Blue Cross Blue Shield 10818260	809.39	809.39
06/01/14	9825		Payroll	McDonald, Ellis	1,061.05	
06/01/14	9826		Payroll	Gibson, Lanny	1,164.76	
06/09/14	9827	V	3060	Dept. of Finance & Administration	266.44	266.44
06/17/14	9828	V	7010	Arkansas Air Center 14158	638.83	638.83
06/17/14	9829	V	8245	Arkansas Air Center 96832	404.05	404.05
06/17/14	9830	V	8240	AT & T	196.74	196.74
06/17/14	9831	V	8240	AT&T MOBILITY	135.76	135.76
06/17/14	9832	V	8280	Cahoon & Smith Law Office	250.00	250.00
06/17/14	9833	V	7040	Dixie Contractors Inc. 12146	2,650.00	2,650.00
06/17/14	9834	V	8140	FEDEX OFFICE	29.07	29.07
06/01/14	9835		Payroll	JACKSON, GEORGE K	2,718.53	
06/17/14	9836	V	7040	Greg Moore	650.00	650.00
06/17/14	9837	V	8250	Honey Baked Ham	100.72	100.72
06/17/14	9838	V	7010	Lowes Business Accounts	18.78	18.78
06/17/14	9839	V	8220	Office Depot Credit	174.33	174.33
06/17/14	9840	V	8280	Orr, Lamb & Fegtly	150.00	150.00
06/17/14	9841	V	7040	Pope Lawn Care	107.30	
06/17/14	9841	V	7040	Pope Lawn Care	1,538.70	1,646.00
06/17/14	9842	V	8260	Suddenlink	90.90	90.90
06/17/14	9843	V	8260	Suddenlink	74.95	74.95
06/23/14	9844	V	8090	AAOA Arkansa Airport Operators Asc	55.00	55.00
06/27/14	9846	V	7030	Owens Roofing Company	2,890.00	
06/27/14	9846	V	7041	Owens Roofing Company	350.00	
06/27/14	9846	V	7053	Owens Roofing Company	5,670.00	8,910.00
06/01/14	P89		1020	Payroll Journal Entry	(4,944.34)	
06/01/14	P89		3040	Payroll Journal Entry	(988.36)	
06/01/14	P89		3050	Payroll Journal Entry	(652.40)	
06/01/14	P89		3060	Payroll Journal Entry	(310.15)	
06/01/14	P89		3080	Payroll Journal Entry	(40.06)	

**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>
06/01/14	P89		8110	Payroll Journal Entry	(293.52)	
06/01/14	P89		8160	Payroll Journal Entry	534.24	
06/01/14	P89		8200	Payroll Journal Entry	3,833.34	
06/01/14	P89		8210	Payroll Journal Entry	2,861.25	
						<hr/>
				Transaction Balance		<u>0.00</u>
Total Debits	<u>1,833,979.73</u>		Total Credits	<u>1,833,979.73</u>	A/C Hash Total	<u>309569.000</u>
Number of Transactions		64				

**Jonesboro Airport Commission
Trial Balance**

Account	T	Account Description	1 Month Ended Jun 30, 2014	6 Months Ended Jun 30, 2014
1020	A	Cash - Centennial Bank	(30,790.19)	552,341.66
1034	A	Cash-Centennial Bank-Project Acct	6,799.72	9,077.80
2530	A	Rice Growers Stock	0.00	928.25
3040	L	Fica Taxes Payable	(142.86)	(988.36)
3050	L	FWH Taxes Payable	(120.60)	(652.40)
3060	L	SWH Taxes Payable	(43.71)	(310.15)
3080	L	State Unemployment Payable	(40.06)	(92.48)
5030	L	Beg Retained Earnings	0.00	(483,378.57)
6001	R	Grant Revenue-City of Jonesboro	0.00	(73,000.00)
6002	R	Grant Revenue-Federal & State	(573,014.00)	(573,014.00)
6009	R	T-Hanger Lease #2/#3	0.00	(6,000.00)
6010	R	Hanger Revenue - FBO	(15,745.00)	(66,557.91)
6011	R	Revenue-Sharp Aviation	(2,035.00)	(12,210.00)
6012	R	Revenue-Gate Card Fees	(250.00)	(4,100.00)
6014	R	T Hanger Leases	0.00	(6,000.00)
6015	R	Fuel Flowage	(4,709.70)	(18,776.36)
6016	R	HANGER-FOWLER FOODS	(858.78)	(5,152.68)
6017	R	HANGER-LANDRY	0.00	(300.00)
6018	R	HANGER-SANDERS	(1,600.00)	(9,600.00)
6019	R	HANGER-AIR SOUTH	(500.00)	(3,000.00)
6020	R	Auto Rental Agency & Land Lease	0.00	(300.00)
6021	R	HANGER-HYTROL	0.00	(300.00)
6030	R	Terminal Building Leases-AIR CHOICE	(1,100.00)	(6,500.00)
6060	R	Other Income	(200.00)	(2,000.00)
7005	E	Grant Project Expenditures	600,582.55	600,582.55
7010	E	Grounds	657.61	7,555.24
7030	E	Hanger Expense-FBO	2,890.00	4,531.47
7040	E	Terminal Building Expense-	4,946.00	14,372.58
7041	E	Terminal Building Expense	350.00	725.21
7051	E	Fire Rescue Building Expense	0.00	632.01
7052	E	Sharp Aviation Expense	0.00	375.21
7053	E	Old Terminal Bldg - CAP	5,670.00	5,670.00
8010	E	Advertising	0.00	110.72
8090	E	Dues/Subscriptions	55.00	55.00
8100	E	Insurance	0.00	30,299.68
8110	E	Insurance - Medical	515.87	4,123.86
8130	E	Janitorial	0.00	650.00
8140	E	Office Expense	29.07	300.60
8160	E	Payroll Taxes	534.24	2,402.23
8170	E	Postage	0.00	180.00
8190	E	Repairs/Maintenance	0.00	95.75
8200	E	Salaries - Manager	3,833.34	23,000.04
8210	E	Salaries - Other	2,861.25	5,750.44
8220	E	Supplies	174.33	253.72
8240	E	Telephone	332.50	1,993.69
8245	E	Meetings/Travel	404.05	404.05
8250	E	Meals/Entertainment	100.72	642.88
8260	E	Utilities	165.85	497.54
8280	E	Legal & Accounting	400.00	5,522.00
9010	R	Interest Income	(152.20)	(841.27)
		Total	<u>0.00</u>	<u>0.00</u>
		Period Profit/(Loss)	<u>(24,337.70)</u>	<u>76,925.75</u>

**Jonesboro Airport Commission
Payroll Journal**

Pay Description	Hours	Amount	Withholdings	Amount	Deduction Desc.	Amount
5 - Ellis McDonald Check #9825 06/01/14						
Gross Pay #5	0.0000	1,530.00	FICA-SS W/H	94.87		
			FICA-Med W/H	22.18		
			Federal W/H	275.40		
			State W/H	76.50		
TOTALS	<u>0.0000</u>	<u>1,530.00</u>		<u>468.95</u>		<u>0.00</u>
Number of Periods: 1					NET PAY:	1,061.05
Company Expenses:		FICA-SS: 94.86	FICA-Med: 22.19	FUTA: 0.00		
		AR SUTA: 21.42				
15 - Lanny Gibson Check #9826 06/01/14						
Gross Pay #5	0.0000	1,331.25	FICA-SS W/H	82.53		
			FICA-Med W/H	19.31		
			Federal W/H	31.00		
			State W/H	33.65		
TOTALS	<u>0.0000</u>	<u>1,331.25</u>		<u>166.49</u>		<u>0.00</u>
Number of Periods: 1					NET PAY:	1,164.76
Company Expenses:		FICA-SS: 82.54	FICA-Med: 19.30	FUTA: 0.00		
		AR SUTA: 18.64				
16 - GEORGE K. JACKSON Check #9835 06/01/14						
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		
TOTALS	<u>0.0000</u>	<u>3,833.34</u>		<u>821.29</u>		<u>293.52</u>
Number of Periods: 1					NET PAY:	2,718.53
Company Expenses:		FICA-SS: 223.11	FICA-Med: 52.18	FUTA: 0.00		
		AR SUTA: 0.00				

**Jonesboro Airport Commission
Payroll Journal**

Pay Description	Hours	Amount	Withholdings	Amount	Deduction Desc.	Amount
Company Totals		Number of Checks: 3				
Gross Pay #5	0.0000	6,694.59	FICA-SS W/H	400.51	Ins 125	234.72
			FICA-Med W/H	93.67	Insurance	58.80
			Federal W/H	652.40		
			State W/H	310.15		
TOTALS	<u>0.0000</u>	<u>6,694.59</u>		<u>1,456.73</u>		<u>293.52</u>
					NET PAY:	4,944.34
Company Expenses:		FICA-SS: 400.51	FICA-Med: 93.67	FUTA: 0.00		
		AR SUTA: 40.06				