



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Council Agenda City Council

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Tuesday, April 7, 2026

5:30 PM

Municipal Center, 300 S. Church

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

*Council Chambers, Municipal Center*

### **PUBLIC HEARING AT 5:25 P.M.**

*Regarding the request of Gustavo Flores-Cabrera to establish a Taxicab Service*

### **1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.**

### **2. PLEDGE OF ALLEGIANCE AND INVOCATION**

### **3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT**

### **4. SPECIAL PRESENTATIONS**

### **5. CONSENT AGENDA**

*The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.*

**MIN-26:027** MINUTES FOR THE CITY COUNCIL MEETING ON MARCH 17, 2026

**Attachments:** [CC Minutes 03172026.pdf](#)

**RES-26:033** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3648 HUDSON , PARCEL 01-144102-09400, OWNED BY NEEDSPACE HUDSON, LLC IN THE AMOUNT OF \$2,115

**Sponsors:** Code Enforcement

**Attachments:** [COUNCIL NOTICE](#)  
[OFFICIAL INVOICE](#)  
[REQUEST FOR INVOICE](#)  
[VIOLATION NOTICE](#)

**Legislative History**

3/31/26      Finance & Administration      Recommended to Council  
                     Council Committee

**RES-26:034**      RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,  
 TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2620 CRAWFORD#11,  
 PARCEL 01-144273-02200, OWNED BY HILLTOP RENTALS, LLC IN THE AMOUNT OF  
 \$3257.34

**Sponsors:**      Code Enforcement

**Attachments:**      [242672 VIOLATION LETTER](#)  
                                   [COUNCIL NOTICE](#)  
                                   [INVOICE REQUEST](#)  
                                   [OFFICIAL INVOICE](#)

**Legislative History**

3/31/26      Finance & Administration      Recommended to Council  
                     Council Committee

**RES-26:035**      RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,  
 TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 607 ALFRED WATKINS,  
 PARCEL 01-144083-14500, OWNED BY WESLEY KYLE GRIMES IN THE AMOUNT OF  
 \$465

**Sponsors:**      Code Enforcement

**Attachments:**      [COUNCIL NOTICE](#)  
                                   [INVOICE REQUEST](#)  
                                   [OFFICIAL INVOICE](#)  
                                   [VIOLATION NOTICE](#)

**Legislative History**

3/31/26      Finance & Administration      Recommended to Council  
                     Council Committee

**RES-26:036**      RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,  
 TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1100 HUNTINGTON,  
 PARCEL 01-143134-01900, OWNED BY VERNON WOOD IN THE AMOUNT OF \$415

**Sponsors:**      Code Enforcement

**Attachments:**      [COUNCIL NOTICE](#)  
                                   [INVOICE REQUEST](#)  
                                   [OFFICIAL INVOICE](#)  
                                   [VIOLATION NOTICE](#)

**Legislative History**

3/31/26      Finance & Administration      Recommended to Council  
                     Council Committee

*RESOLUTIONS REMOVED FROM THE CONSENT AGENDA*

**RES-26:031** A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A TWO-YEAR LEASE CONTRACT FOR THE PURCHASE OF FIVE SANITATION SIDE LOAD TRUCKS, ONE SANITATION FRONT LOAD TRUCK AND ONE SANITATION REAR LOAD TRUCK

**Sponsors:** Sanitation and Finance

**Attachments:** [AEF Document Package - CITY OF JONESBORO, ARKANSAS \(8\).pdf](#)

**Legislative History**

3/31/26 Finance & Administration Recommended to Council  
Council Committee

**RES-26:032** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO MAKE APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS AS RECOMMENDED BY MAYOR HAROLD COPENHAVER

**Sponsors:** Mayor's Office

**Legislative History**

3/17/26 Nominating and Rules Recommended to Council  
Committee

## **6. NEW BUSINESS**

**COM-26:018** DECISION BY THE CITY COUNCIL REGARDING THE REQUEST BY GUSTAVO CABRERA TO ESTABLISH A TAXICAB SERVICE.

**Attachments:** [Taxicab Operator Application Redacted](#)  
[Request Letter for Taxi Express](#)  
[Publication Receipt](#)

### *ORDINANCES ON FIRST READING*

**ORD-26:008** AN ORDINANCE TO AMEND ORDINANCE 93:741 TO REINSTATE THE MULTI-WAY (FOUR-WAY STOP SIGNS) AT RAINS AND WILKINS INTERSECTIONS

**Sponsors:** Engineering

**Legislative History**

3/17/26 Public Safety Council Recommended to Council  
Committee

**ORD-26:009** AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

**Sponsors:** Engineering

**Legislative History**

3/17/26 Public Safety Council Recommended to Council  
Committee

**ORD-26:010** AN ORDINANCE BY THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

**Sponsors:** Engineering

**Legislative History**

3/17/26 Public Safety Council Recommended to Council  
Committee

**ORD-26:012** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 6904 E. HIGHLAND DRIVE

**Attachments:** [Application](#)  
[Plat](#)  
[Deed](#)  
[Certified Mail Receipts](#)  
[Staff Summary RZ\\_26-06](#)  
[MAPC Minutes 03.24.26](#)  
[Publication Receipt](#)

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON SECOND READING*

**ORD-26:011** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-2 TO C-3 FOR PROPERTY LOCATED AT 2005 EAST HIGHLAND DRIVE

**Attachments:** [Application](#)  
[plat](#)  
[Deed](#)  
[EAAAA - Certified Mail Receipts](#)  
[Staff Summary](#)  
[MAPC Minutes 03.10.26](#)  
[AE.pdf](#)

**Legislative History**

3/17/26 City Council Held at one reading

### *ORDINANCES ON THIRD READING*

**ORD-26:006** AN ORDINANCE BY THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

**Sponsors:** Engineering

**Legislative History**

2/17/26 Public Safety Council Recommended to Council  
Committee

3/3/26 City Council Held at one reading

3/17/26 City Council Held at second reading

*ITEMS THAT HAVE BEEN HELD IN COUNCIL*

**RES-26:028** A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A CONTRACT TO LEASE OFFICE SPACE FOR E-911 ADMINISTRATIVE STAFF AND AMEND THE FY2026 BUDGET

**Sponsors:** Police Department and Mayor's Office

**Attachments:** [SKM\\_C300i26030410150 \(002\).pdf](#)

**Legislative History**

3/10/26 Finance & Administration Council Committee Recommended to Council

3/17/26 City Council Postponed Temporarily

**8. MAYOR'S REPORTS**

**COM-26:017** JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS FOR THE MONTHS OF JANUARY 2026 AND FEBRUARY 2026

**Sponsors:** Municipal Airport Commission

**Attachments:** [JAC Jonesboro Airport Financials 01\\_26.pdf](#)  
[JAC Jonesboro Airport Financials 2\\_2026.pdf](#)

**COM-26:019** JANUARY 2026 FINANCIAL STATEMENTS

**Sponsors:** Finance

**Attachments:** [January 2026 Financials.pdf](#)

**9. CITY COUNCIL REPORTS**

**10. PUBLIC COMMENTS**

*Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda.*

**11. ADJOURNMENT**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-26:027

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** City Council

**File Type:** Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON MARCH 17, 2026



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, March 17, 2026

5:30 PM

Municipal Center, 300 S. Church

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### SPECIAL CALLED NOMINATING & RULES COUNCIL COMMITTEE MEETING AT 4:45 P.M.

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

#### 1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

**Present** 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

#### 4. SPECIAL PRESENTATIONS

[COM-26:015](#)

#### PROCLAMATION RECOGNIZING TRANSIT APPRECIATION FOR JETS GOJO

*Mayor Harold Copenhaver said, well, good evening, council. It's always a privilege to stand before you, but this evening, as we recognize each year, our public transit system, last year we did an appreciation as well. But tonight, we're going to have a presentation by our new name, GoJo. But importantly, I want to recognize all the city employees with the transit public system. On behalf of the city, I'm proud to recognize and celebrate each of you on National Transit Employee Appreciation Day. Your dedication, professionalism, and commitment to public service play an essential role in keeping our community connected. And your teamwork is the heartbeat behind the community driven. Whether you are behind the wheel, dispatching routes, maintaining vehicles, or supporting operations behind the scenes, your work ensures that residents can reach jobs, schools, health care, and many opportunities that our city has to offer. Reliable transit is a cornerstone of a thriving community, and it would not be possible without your work and dedication. Public transit employees often work early mornings, late evenings, and through challenging conditions, such as inclement weather, to serve others. I appreciate that Lee. Your willingness to go the extra mile reflects the spirit of service that makes our city so strong, to help people get where they need to go in a safe way, and dependable and in doing so, you make a meaningful difference in countless lives within our community. So today, we pause to recognize and say thank you for the vital role that you play in Jonesboro. Please know that your efforts are supported not only today, but throughout the year. On behalf of our residents and city leadership, thank you for your commitment to excellence, and for the pride you bring to public transit service in Jonesboro. Thank you so much. We appreciate y'all. Director*

of Jonesboro Economical Transportation System Lee Wells said, thank you sir. Mayor Copenhagen replied, you bet.

**Read**

[COM-26:016](#)

JETS BRANDING GOJO AND UPDATES

**Attachments:**     [GOJO.pdf](#)

Director of Jonesboro Economical Transportation System Lee Wells said, good evening, Mayor and Councilmembers. I'd like to thank you for the opportunity to speak tonight about the rebrand of the city's public transit system. As we evaluated the future of transit in Jonesboro, one thing became very clear. Many people in our community were either not aware of the service or did not realize it is a resource available to the entire city by the city. Public transportation is not intended to serve only a small segment of the population. It is a public service meant to support the mobility, workforce access, and daily needs of our entire community. Because of that, we felt it was important to create a brand that was more visible, more recognizable, and more clearly connected to the city itself. The GOJO brand helps accomplish that by directly tying the system to Jonesboro, and creating a simple, memorable identity that encourages residents to Go Jonesboro. Our goal is to increase awareness so that when people see a bus, a shelter, or transit information, they may immediately recognize it as a service provided by the city. This rebrand also strengthens the identity of transit as a department of the city and helps ensure that the work being done by our team is more visible to the public we serve. By having a consistent and recognizable brand across vehicles, bus stops, shelters, and digital platforms, we can better communicate that this is a city service designed to benefit the entire community. Another important reason for this effort is modernization. As we continue to evaluate our routes, technology, and service delivery, the system must evolve to operate more efficiently and respond to how people move around the city today. A refreshed identity allows us to introduce improvements, whether those are operational changes, technology upgrades, or service adjustments, in a way that clearly signals progress and growth. This rebrand is not simply about a new name or a logo. It is about positioning the transit system for the future, expanding our reach, improving visibility, modernizing our operations, ensuring that public transportation continues to serve the residents of Jonesboro as effectively as possible. We do appreciate the council's continued support as we work to make transit a more visible, accessible, and valuable service for the entire community. Thank you. So I wanted to talk a little bit today about the new vision for public transit. So one of the things I handed out a while ago was our map. Our route map not only has our map for all of the different routes, but it also has inside that our mission statement. That mission statement clearly defines our goals. It talks about who we are and where we want to go. Also in there is our vision. That's there to help clearly define our direction and tell you how we're going to get there. We also wanted to make everything clear for how we operate. So included in your map is also a rules to ride, to help clearly understand what the expectations are whenever you ride public transit. This is not just an external objective. We're also working to bring these same ideas and goals to our department as a whole. With these goals, we have already begun to make some impactful improvements to our service. And one of those is our long-awaited app. And I'd like to bring Ryan up to discuss that, please.

Ryan Brasher, Marketing Coordinator for GoJo, said, good evening, Councilmembers, good evening, Mayor. Like Lee said, this has been long-awaited. But before I get into it, I would like to thank all of our beta testers that helped us develop this. Ann Williams was also one of those beta testers, so thank you very much. The app has

been long-awaited and long-needed. It's going to give us a new way, and our riders a new way, to look at live bus information and live stop information. All of the maps, you can clearly see where the buses are and what stops they'll get to next. It also has a plan-a-trip feature. That feature is going to allow new residents in Jonesboro or people who aren't quite as familiar with the transit system to put in their starting location and where they want to go. And that will tell them how far they need to walk to their closest bus stop, how long the ride is going to be, and whether or not they need to transfer buses at our transfer station. What being said, I also have a demo prepared for you guys so we can actually see how that app works instead of me just sitting here talking about it. So, introducing the Let's GoJo app. Whenever you enter the home screen, you'll be able to see the stop that's closest to your location and how long you're going to be waiting for that bus at that stop. If you click that and then click the more button, you'll actually be able to see the stop's entire schedule for the rest of the day. On this, you'll be able to see what routes hit that stop. So in this case, the municipal building, the blue route is going to be hitting it. And then you'll be able to see that it's hitting it about every hour. And now let's go check out the plan-a-trip section. So you hit the menu, you click plan-a-trip, and it will take you to the plan-a-trip home menu. You start by putting your starting location. So in this case, the municipal center. And then I put ASTATE and we're going to head over to the student union. You get to then choose some other options and details. Like if you want to leave by a certain time or you want to arrive by a certain time, you can click that. And then you can pick if you don't want to walk very far, we've got options for that because this is the public transit system, not the public walking system. Once you get everything situated and everything ready to go, you click the go button. Here you're going to see all the different options for the trips that you can take that will get you there at the time you specify. So some of them have more walking than others. Some of them will have different transfers. It just depends on the trip you are wanting to take. So I chose the first one. And, whenever you choose your trip, you're going to get a map that tells you the whole route that you're going to take. It will show you each stop, each route, if you need to transfer, all the information that you need. And then if you need some more direction, that's where the bottom half of the screen comes into play. And, we are going to look at it for a little bit longer, until we get to go look at our live route maps. So the same menu, you hit map. And when you click that, it will take you to all of our live maps. So you can see right now all of them are visible. But if you hit that little routes tab there on the side, you can filter the routes that you want to be shown. So I chose route, the green one. So now you get to see all of that specific route. You can pick any stop on it. You can look at the bus capacity, when it's due at the next bus stop, and then when it will hit that stop subsequently. So that's the Let's GoJo app. We think it's going to be a super impactful tool for our current and future riders. I don't see how having more information in this case is ever a bad thing. So once again, thank you, Ann Williams, for helping us beta test it. Thank you for the rest of our testers. And now I would like to talk about our social media a little bit. So with the rebranding, we have developed a new Facebook page. We are GoJo on Facebook, so we'd love it if you guys gave us a follow and checked out the content we're posting. This is going to be everything that JET was posting from route changes, closures, special events that we're hosting or helping out with. But also right now, we're still celebrating the rebrand. I mean, we're posting about how the new logo and the different aspects and what it means. So a lot of fun information coming out right now, and we hope everyone gives it a follow. We're also pushing the hashtag community-driven on it because we want to be more in the community. We want to have that community-driven aspect. In the past, we wanted to keep it in the present. We also want to keep driving our community forward. So we're pushing that hashtag, so if you're doing anything with GoJo, post something, put the hashtag on it, and we'll see it, and maybe share it in our story. And then our new social media campaign that we're starting up is Where Do You GoJo? If you're riding on a

*GoJo bus, a transit van, or you're even at an event where we have one of our trolleys, take a picture, hashtag it, Where Do You GoJo, put the location. We'd love to see where people are riding our buses and spread the community even further. With that being said, I would like to also invite Rachel Cook up to talk about expansions.*

*GoJo Field Operations Supervisor Rachel Cook said, Good evening, I handle most of the daily operations, if not all. First, I'd like to say we have worked very hard over the past few months to build a foundation that shows we are community-driven for expansion and for growth. We're working on building up our staff to do that. We are hiring CDL drivers. We are also hiring people that are looking to obtain their CDL or the required passenger endorsement that is needed to drive one of our buses. We do provide in-house training for the CDL and the required passenger endorsement. And while we do offer training, it does take some time. This isn't something that you just walk in and we put them in a bus. Our current service that we are running is four routes, Monday through Friday, 5:00 a.m. to 7:00 p.m. and Saturday, 9:00 a.m. to 4:00 p.m., and we currently have one trolley on campus that runs 9:00 a.m. to 3:00 p.m., Monday through Friday. We are expecting to have two trolleys on campus from 5:00 a.m. to 7:00 p.m. by the end of second quarter. We currently have Red Wolf 1 and Route 17 that provide all-day service to the campus. In addition, the addition of Red Wolf 2 will provide an average wait time of 15 to 30 minutes on campus for students, faculty, and staff to utilize the ASTATE loop, that gets them from one end of campus to the other. We've also been in discussion of adding an extension to the Walmart Neighborhood Market on Creek Drive, which would give those that need it a direct route from campus to groceries or necessities. With the ASTATE route expanding, that gives us the ability to expand our other routes that do not have access to the fixed route service currently. Those routes will include 17, 27, 37, 43, and 53. We are still building, planning, and evaluating those routes to provide the most efficient service that we can. Expanding to five routes will allow for timing improvements, which will hopefully cut the wait time down to 30 minutes on average for each route. With those changes, Route 17 will no longer hit campus. It will then focus on Hilltop, which will take 53, who now covers Hilltop, and they'll focus on the Industrial District, which hit MLK, Race Street, and Phillips Drive. And that will cut down the wait time for individuals trying to get to work or get home from work. With those adjustments to Route 17, they still will hit the Walmart on Highland. These adjustments will provide decreased wait times for our passengers that in the past have had to wait up to an hour. These changes go hand in hand with getting our trolleys on campus full time, and we're aiming for the end of second quarter or early third quarter in getting all of our five routes and our two trolley routes. We're planning to expand and rearrange our routes to provide service to areas of Jonesboro that do not currently have easy access to public transit. We have added Greensboro Village on Hilltop, which gives those that live at the Landing access to the rest of the city, and also the other parts of town the ability to utilize businesses like The Social and the Malco Theater. We currently do not have a bus stop necessarily close to the Revenue Office on Southwest Drive. And, to remedy that we're expanding Route 43, which will hit Jonesboro High School, the Bark Park, and the Helping Hands Food Pantry on West Highland. Along with Route 43, Route 27 will be rerouted to travel down South Culberhouse and to Southwest Drive, which will provide more possibilities for our riders to access all the businesses down Southwest Drive. Route 27 will also extend down West Nettleton with a bus stop in front of Annie Camp. With those added stops on and around Southwest Drive, we are going to remove a bus stop at Church and Campus. And no one wants to hear that we're taking away a bus stop, but a lot of our passengers that utilize that stop are going to the Food Pantry, are going to the Revenue Office, or are going to Jonesboro High School. So we are eliminating our passengers having to cross Southwest Drive in order to get to those places. We are also relocating our bus stop at Monroe at Union Park.*

Currently, it is on the Monroe side of Union Park, and it will move to the Union side of Union Park. Another addition that we are adding, hopefully, and very excited for, is our Parks Route. This proposed route will connect downtown to Craighead Forest Park. This will give students, tourists, residents a direct connection from downtown, the Entertainment District to our largest park. This route is still in development, so we're not sure yet on what the average wait time will be, but our goal is for a 30-minute wait time. We're projecting that this Parks Route will go live by fall. We want to make it very clear that we are always talking, always planning, always evaluating how we can be better and provide a better service for the city. And with that, there are always possibilities for extra, additional stops. And if you have no questions for me, I will hand it back to Lee to discuss more new items we have coming.

JET/GoJo Director Lee Wells said, so I wanted to take just a quick moment and talk about some of the items that we have already talked about previously and give you an update on where those are. So currently our shelter project is still currently, it's ongoing. We did order 45 shelters, two of which, well, we're putting 37 locations. Two of those, however, are going to be doubles. That means there are two shelters side-by-side. We are putting one of those at Parker Park and we have one of those at Bill's. This is giving us 27 locations that currently had shelters that are going to get that enhancement. This is also going to add 10 new locations to our service that were not sheltered previously. And then that will give us some spare shelters that we're going to be reviewing and looking at to see where we can utilize those in different areas. Of course, one of the steps that we have to do with this is the ADA improvements, if there are any needs for that in order to make sure that they are completely accessible and then also to get electricity ran to those locations for the upcoming enhancements that we're putting on that. We currently have six shelters left to place and we are reviewing additional locations for those six spare shelters that we have, one of which, of course, will be considered as Craighead Forest Park. With these new shelters comes some LED lighting for safety and security. As you can see on the picture here, they're very well lit, but they're also going to have some RGB lighting included in there. You can kind of see on the picture there is a color. That color signifies the bus that is approaching and then when the bus approaches, it becomes imminently approaching, it will pulse to let those riders at the bus stop and let people close by know that the bus is getting very close, they need to quickly get to the bus stop. Also with this is going to be the shelter signage. That shelter signage, you can see on here as well, that is going to show the arrival time of the next bus and also the time or what that bus is so that way you'll know in advance. There will be some accommodations and enhancements that will be put into the full shelters, one of which will be an ADA accommodation for text-to-speak if that is needed and then also some opportunities for additional languages like Spanish language if that is needed as well. Our Transfer Center is also going to get some enhancements during this project as well, so once we start putting all of those media boxes up, we will see some display signage go up at the Transfer Center as well for tracking. That tracking system will be similar to what you see at the airports, kind of letting you know what buses are out, what buses are running, what the timings are for them and when they'll arrive at the Transfer Center next. Those will also have those same enhancements to those. Another thing that we have going on that we did go through council recently was our digital fare collections. That's our tap-to-pay, swipe-to-pay process. Thank you all for approving that. We have that project starting at the beginning of April and what that will allow is for all of the buses to move away from a cash-only option to be able to go to be able to accept credit card payments, whether that be a customer from out of town who's swiping their credit card or if that's a customer who's a regular rider who wants to get a reloadable card that they can purchase and then fill up at their need. That will also allow them to not only fill that card here at City Hall, but also to be able to go to

some retail locations to add funds onto their card for use as well. And then one of the last things we have is some of our enhanced fleet. We do have one item on the agenda today for some vans, but we've also gone through for some buses. These new buses are a lower floor bus than what we've used before. One of the benefits of that is that there's no more steps going up into the vehicle. It is almost level with the curb and for any that do need it, there is a ramp as opposed to a lift to be able to get any mobility devices in or those that need that added assistance to give them an easy access. Another improvement on this is for driver safety. If you look at the image here, you can see the driver has room to exit the driver's seat into the vehicle as opposed to exiting out into traffic to walk around the vehicle to assist any people that may need assistance. That's just another increased safety piece that we're going to be able to do moving forward with that. And, that's all I've got and if anyone does have any questions, we would be happy to answer those. We do have some additional maps for anyone in the audience that may want one after the council meeting. And, then, of course, we have our scannable logo on the screen if you wanted to download the app. Does anyone have any questions? Mayor Copenhaver said, Lee, thank you very much and I appreciate your team and want to give you a round of applause for that presentation. Thank you.

#### **Read**

Mayor Copenhaver said, I also had a presentation that was going to be led this evening as well by our Engineering Department, but Craig's had to unfortunately step out for a funeral service to attend. And, so with that, I think, Councilman Moore, did you get your request on the roads? Councilmember Chris Moore responded, yes, I did. I appreciate that. I asked at the last meeting for a road list and Tracey gave it to me so I'm good to go. Mayor Copenhaver said, great, good deal. I think it is important too council, just real quick, Jim, if you would come forward and just kind of give us, we have meetings on Monday mornings with all of the Directors and they last quite a while, but I think it is important that the community realize, hey, we're kicking the season off and Jim, you have got a lot going on. So, just real quick, give us a real wrap up with things.

Parks & Recreation Director Jim Stearns said, well, we're in our slow season. We have youth basketball going on with third week. We have almost 1,000 kids signed up. We are playing 37 games every Saturday at the three community centers. We had a friendly soccer tournament this past weekend with about 14 teams that came to Jonesboro and played. We had 8-man tackle football this weekend out at Joe Mack Campbell on the turf field, semi-pro tackle football. Southside Softball had a most recent tournament, had 28 teams on the youth side and 6 teams on the adult side this past weekend at Southside. Many comments were made about Southside, this was the biggest crowd they have seen in years. This next weekend we have a high school team Friday and Saturday, high school tournament. 48 teams signed up at Southside. Shooting Sports Complex had the greatest weekend in a long time. We had an ATA Trap Tournament with 200 participants. We had a 3-D archery tournament with 38 participants. We had a 22 long rifle tournament with 20 participants this past weekend. So, just a short version on our slow season. In April, we are going to double all of that up. Mayor Copenhaver said, thanks Jim, appreciate it very much.

## **5. CONSENT AGENDA**

*Approval of the Consent Agenda*

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

**Aye:** 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[MIN-26:021](#)

MINUTES FOR THE CITY COUNCIL MEETING ON MARCH 3, 2026

**Attachments:** [CC Minutes 03032026.pdf](#)

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

[RES-26:017](#)

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT A PERMANENT DRAINAGE EASEMENT FROM BRIDGE DISTRICT INVESTMENTS, LLC. FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS

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

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

Enactment No: R-EN-039-2026

[RES-26:020](#)

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH MEADOWS CONTRACTORS, LLC. FOR A CRAIGHEAD FOREST PARK ATV TRAIL REHAB PROJECT (ARDOT JOB NO. 101148 (2026:01)

**Attachments:** [Contract Documents 2026 01.pdf](#)  
[Bid Tab.pdf](#)

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

Enactment No: R-EN-040-2026

[RES-26:021](#)

A RESOLUTION TO ACCEPT THE BID AUTHORIZING THE PURCHASE OF TWO VANS FOR THE TRANSIT DEPARTMENT (JET)

**Attachments:** [City of Jonesboro Braun Promaster quote 021126.pdf](#)

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

Enactment No: R-EN-041-2026

[RES-26:022](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 233 S. FISHER, PARCEL 01-144181-44700, OWNED BY MICHAEL KEVIN KELLY IN THE AMOUNT OF \$9,754.56

**Attachments:** [1.pdf](#)  
[2.pdf](#)  
[3.pdf](#)  
[4.pdf](#)  
[5.pdf](#)  
[6.pdf](#)  
[7.pdf](#)

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

Enactment No: R-EN-042-2026

[RES-26:023](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A 60 MONTH SERVICE LEASE CONTRACT FOR 12 COPY MACHINES

**Attachments:** [city of j'boro Replace & locations.doc](#)  
[Forrest Office Machines Lease.pdf](#)

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

Enactment No: R-EN-043-2026

[RES-26:025](#)

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FEDERAL TRANSIT ADMINISTRATION (FTA), FY2025 49 U.S.C SECTION 5339 FORMULA GRANTS FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET) SYSTEM

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

Enactment No: R-EN-044-2026

[RES-26:026](#)

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FEDERAL TRANSIT ADMINISTRATION (FTA), FY 2025 49 U.S.C SECTION 5307 FORMULA GRANTS FOR THE JONESBORO ECONOMICAL TRANSPORTATION (JET) SYSTEM

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

Enactment No: R-EN-045-2026

[RES-26:027](#)

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ISSUE A PURCHASE ORDER TO WILKINS ELECTRIC, LLC FOR THE HUNTINGTON AVENUE LIGHTING PROJECT (2026:02)

**Attachments:** [Bid Tabulation.pdf](#)

**THIS ITEM WAS APPROVED ON THE CONSENT AGENDA.**

Enactment No: R-EN-046-2026

*RESOLUTIONS REMOVED FROM CONSENT AGENDA*

[RES-26:028](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A

CONTRACT TO LEASE OFFICE SPACE FOR E-911 ADMINISTRATIVE STAFF AND AMEND THE FY2026 BUDGET

**Attachments:** [SKM\\_C300i26030410150 \(002\).pdf](#)

*Councilmember John Street motioned to adopt. Mayor Harold Copenhaver asked, council, if I can before, I appreciate you removing that. I'd like to, if it is okay with council, go ahead and table this to the next meeting. We are looking into another possibility. Councilmember Street asked to withdraw his motion. Councilmember L.J. Bryant motioned, seconded by Councilmember David McClain, to Postpone Temporarily until next meeting. City Clerk April Leggett asked for clarification to the date. Mayor Copenhaver replied, to the next meeting. (The next regularly scheduled City Council meeting is April 7, 2026.) Councilmember Chris Moore stated, I didn't hear the motion. Was it a motion to postpone temporary until the next meeting? City Attorney Carol Duncan said, yes. All voted aye.*

**A motion was made by Councilperson LJ Bryant, seconded by Councilperson David McClain, that this matter be Postponed Temporarily. The motion PASSED with the following vote.**

**Aye:** 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[RES-26:018](#)

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

*Councilmember John Street asked to be recused from discussion and voting on RES-26:018 due to his membership on the CWL Board of Directors.*

**A motion was made by Councilperson Brian Emison, seconded by Councilperson Anthony Coleman, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;Charles Coleman;LJ Bryant and Ann Williams

**Abstain:** 1 - John Street

Enactment No: R-EN-047-2026

[RES-26:019](#)

RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR BUS SHELTERS

*Councilmember John Street asked to be recused from discussion and voting on RES-26:019 due to his membership on the CWL Board of Directors. Councilmember Joe Hafner said, can I ask a silly question? Is the U in there just because it's utilities? City Attorney Carol Duncan said, that's my question. Councilmember Hafner said, yeah, okay. Ms. Duncan said, I don't know. Councilmember Hafner said, I've never addressed a letter that way. Ms. Duncan replied, right. Councilmember John Street said, it's an address. Instead of a physical address for a building it's an utility address. Planning Director Derrel Smith said, City Water and Light requires that any utility that they serve, that they have a meter. So any of these transit stops will have a meter to run their electricity and so instead of giving it an actual address, you assign a U so that 9-1-1 emergency services know that it's a utility address and not an actual home address. Mayor Copenhaver said, okay, alright. Thank you Derrel. Ms. Duncan said, we all learned something tonight. Councilmember Hafner said, we learn something new every day.*

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

**Aye:** 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;Charles Coleman;LJ Bryant and Ann Williams

**Abstain:** 1 - John Street

Enactment No: R-EN-048-2026

[RES-26:024](#)

A RESOLUTION BY THE JONESBORO CITY COUNCIL TO ACCEPT AN OFFER TO SETTLE EXISTING LIENS END DUAL LITIGATION EFFORTS BETWEEN THE CITY OF JONESBORO AND LAUREL PARK, LLC

*Mr. Roger D. Rowe, Counsel hired for the city for litigation on the property, is on a Zoom call.*

*Councilmember Dr. Anthony Coleman said, I just want to make certain that I get this and I was just writing down, and y'all can correct me if I'm wrong. We spent over \$3 million. The land is worth over \$300,000. We got an offer of \$110,000 for the land to remove the liens minus the attorney fees. Is that accurate, close? Councilmember David McClain said, has there been any, have they come back and said we want to maybe increase or this is their final? Mayor Harold Copenhaver said, we have legal on the phone. Mr. Rowe, would you like to answer that question? Mr. Rowe replied, so yes, this wasn't their first offer. This was negotiated. The plaintiff, Laurel Park, LLC, believes it has and has argued, it filed the appeal from the city's lien, that it is, it can defeat the lien. It's seeking to void the lien. It's making essentially two arguments. Broad brush, that one is they object to the legal description in the lien and the other is to the timing of the notice. We believe that the city can prevail, but nevertheless unless the city is going to develop this property at the end of the day the city is going to have to sell the property and by if through litigation a foreclosure sale or an execution sale one or the other given the pleadings that have been filed and we intend to file and so this was a negotiated settlement. Laurel Park is the natural buyer here for this property because it has already invested monies in the property and so this was a means of getting to the resolution sooner rather than later, I think is a fair characterization of the litigation and avoid additional litigation costs which would come out of the total amount the city could get again with an appraised amount of \$300,000 and then having to sell at a foreclosure or execution sale. I think most of us have seen those sales occur before and typically the appraised value is not what is bid in at one of those sales. Mayor Copenhaver asked, does that answer your question? Councilmember McClain said, well I was just curious have we had any more conversations? So no more conversations have been had? City Attorney Carol Duncan said, they have not made any more offers to my knowledge. Councilmember McClain replied, okay, okay, and Mr. Rowe, he's our legal counsel correct? Ms. Duncan said, Correct. Councilmember McClain continued, alright, in your experience have you seen this go to litigation and cities prevail since you said you feel that the city would prevail? Mr. Rowe replied, well, these cases are all going to turn on their facts and so what we have here is yes we have mapped out the arguments we think would prevail. However, the Laurel Parks attorney believes equally strongly that he can prevail and defeat the lien and so what you have is litigation risk. We can't ever take that away. I can't make any promises that you're going to win nor can he make any promises his client's going to win and so there is a meeting somewhere in the middle keeping in mind that the middle if the city prevails would not be in your typical case of a foreclosure or execution sale the amount of the appraised value. It's the amount somebody will bid when they show up that day.*

Councilmember L.J. Bryant said, Mr. Rowe and I think the city attorney sort of briefed us on this and I can't get the terminology right the unjustly enriched or whatever the terminology is that we might have an argument that we made this property more valuable by taking down the building. Could you walk us through that a little bit? Mr. Rowe replied, yes, so the appeal that was filed is an appeal from the lien that the city approved last year and then your council approved last year and then subsequently the city filed. What we have in draft, haven't completed it because these discussions started and so there was an opportunity to resolve this before litigation is carried all the way through and the city incurs additional fees. And in our draft counterclaim we have an unjust enrichment claim. The unjust enrichment claim is in the alternative to the lien itself and it, depending upon how the court wants to give a remedy for that claim if the court feels we proved it in that the city paid to remove that seven story or thereabout structure on the property that was a hazard and it cost \$3.2 million therefore the land itself was improved. Then, the question, there are two questions that arise from that. We anticipate that the attorney for Laurel Park is going to argue that the improvement can't exceed the value, the appraised value of the property simply because it cost more than that to remove that building and that will be for the court to decide. If the city prevails and it gets a judgment against Laurel Park or the property for \$3.2 million, you still would presumably be left or you would be left with what is the value of that land. That's the only source of collection that I am aware of, the real estate itself, in the case of the lien or Laurel Park by all the research we've done and I think this has been confirmed by council is that this is its property, its sole property there. So I certainly by the time litigation is over wouldn't expect that Laurel Park would be owning \$3.2 million of other property. It seems to have been formed for the purpose of holding this single piece of property and therefore what we're looking at is the same ultimate recovery which has to come from the property that you would have through the lien. Ms. Duncan said, which is the \$300,000. Mr. Rowe continued, which is the maximum \$300,000 appraised value to be sold then at a foreclosure or execution sale.

Councilmember Joe Hafner said, Mayor I have a question. I may have forgotten some stuff so please forgive me. Is this the only parcel of land that Laurel Park owns? Ms. Duncan said, no. Councilmember Hafner continued, they own more parcels on that property right? Ms. Duncan said, they do own a couple of other parcels on that property, yes. I don't know which ones off the top of my head. Councilmember Hafner asked, do we have any idea what the total value of that property is? Mayor Copenhaver replied, the original amount when they asked us to litigate for all three pieces purchased, that was what, \$750,000. Councilmember Hafner replied, \$750,000, here's what I'm thinking and I understand the city is never going to get the \$3.2 million fully paid, but the way I look at it is if that building was still there that property would not be sellable at all because no one was going to buy that property and tear down that building and put that, I don't think so. I mean there's a part of me and I was the one that said hey let's see what they settle for and let's get moving and get that thing developed, but if they were willing to sell us that for \$750,000 and I mean there's a part of me that would love them to say, you know, if we spent \$3.2 million to make their property sellable, I don't think it's unreasonable and I know this, I don't think it's unreasonable for them to pay us the \$300,000. They still get \$450,000 because their land is now sellable. If that building was still there, this property would not be sellable at all. I mean I don't think \$300,000 is out of the question to get this thing moving. As much as I want to see this gone, I'm really struggling with us only getting \$100,000 for \$87,000 whatever it is after legal fees when we made that property sellable. It's not like they're giving us \$300,000 and they don't get, they don't have anything left to sell. They're still going to net something plus \$3.2 million.

Councilmember Chris Moore said, well the flip side of that is we can litigate it for the next four years like we have the Ice House which is roughly the time period that it's taken for the Ice House. We could spend another undetermined amount of money in that litigation and lose in that and have nothing. So it's not like we can ask them and litigate it and then if we lose still tell them ok we're going to take the original offer. It's going to be an all or nothing. I mean we're facing a maximum recovery of the appraised value of that property down there at \$309,000. We have an offer for a little over \$100,000. I mean it's a bad situation all the way around, but in that four year period that property could also sell and be developed and turn back into a revenue stream from the use taxes on it. So, it's a lot more than just, I mean the Ice House is sitting over, not only with four years of litigation, but we've lost any and all proceeds we may have gained from that if it had been developed four years ago. And, that could be a considerable chunk of money there. It probably would exceed the difference in the \$100,000 offer and the \$300,000 offer that you're talking about Mr. Hafner.

Councilmember Hafner replied, yeah I know. It's not an easy situation. Councilmember Moore said, it's not easy. As Marty Lilly, the esteemed lawyer told me today, sometimes you've got to forget the cheese and get out of the trap and right now we're in a trap down there. Councilmember John Street said, with what Joe says, ideally we'd get \$3.2 million and recover our money, but that's not going to happen. I think it's more realistic what Chris said. I know from dealing with the Ice House. We've got a lot invested in it. We sure don't want it to come out losing. This is a lose-lose. You hear a win-win. This is a lose-lose any way we go and there's definitely a possibility of spending enough money to make it wash for that. So, I think I'd rather see it developed and bring some revenue to downtown and enhance downtown. Mayor Copenhagen said, well this is the importance of having this discussion. We've got to remember it was just a month or two ago we were at \$55,000. So, Mr. Rowe, with litigation, has been able to bring it up a little bit. You know, I think it's one of those things too council you've got to look at diminishing returns. So we need to go ahead.

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

**Aye:** 8 - Brian Emison;Chris Moore;Chris Gibson;Kevin Miller;Janice Porter;John Street;Charles Coleman and Ann Williams

**Nay:** 4 - David McClain;Joe Hafner;Anthony Coleman and LJ Bryant

Enactment No: R-EN-049-2026

### RESOLUTIONS TO BE INTRODUCED

#### [RES-26:030](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO A CONTRACT TO SELL 1025 HOPE AVENUE and 405 McDANIEL STREET TO CLINT JACKSON

**Attachments:** [Real Estate Contract \(Jackson - McDaniel and Hope\).pdf](#)

**A motion was made by Councilperson Janice Porter, seconded by Councilperson Brian Emison, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-050-2026

**6. NEW BUSINESS**[COM-26:013](#)

REQUEST TO SET A PUBLIC HEARING TO REVIEW THE APPLICATION BY GUSTAVO FLORES-CABRERA TO ESTABLISH A TAXICAB SERVICE

**Attachments:**    [Taxicab Operator Application\\_Redacted](#)  
[Request Letter for Taxi Express](#)  
[Publication Receipt](#)

*City Clerk April Leggett said, we can set that public hearing for April the 7th at 5:25 p.m. This is an unusual case. We don't get a lot of taxicabs. It's been about 10 years since we've had one. City Attorney Carol Duncan said, right, there's not really anything to vote on tonight. It's just a communication request to set a public hearing for a new taxicab service and you said what date April? Ms. Leggett responded, April 7th, that should be our first meeting in April at 5:25 p.m.*

**PUBLIC HEARING SET FOR 4/7/2026 AT 5:25 P.M.**

*ORDINANCES ON FIRST READING*

[ORD-26:011](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-2 TO C-3 FOR PROPERTY LOCATED AT 2005 EAST HIGHLAND DRIVE

**Attachments:**    [Application](#)  
[plat](#)  
[Deed](#)  
[EAAAA - Certified Mail Receipts](#)  
[Staff Summary](#)  
[MAPC Minutes 03.10.26](#)  
[AE.pdf](#)

*Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-26:011 by title only. All voted aye.*

**Held at one reading**

**7. UNFINISHED BUSINESS**

*ORDINANCES ON SECOND READING*

[ORD-26:006](#)

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

**Held at second reading**

*ORDINANCES ON THIRD READING*

[ORD-26:005](#)

AN ORDINANCE TO VACATE AND ABANDON A DRAINAGE EASEMENT LOCATED IN LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, ARKANSAS:

**Attachments:**     [Drainage Abandonment Exhibit](#)  
                          [Approval Letters](#)  
                          [Petition](#)  
                          [Receipt](#)

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

**Aye:** 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: O-EN-012-2026

[ORD-26:007](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-6 FOR PROPERTY LOCATED AT 900 N. CARAWAY ROAD AS REQUESTED BY KLAUS PROPERTY MANAGEMENT LLC

**Attachments:**     [Application](#)  
                          [Notifications](#)  
                          [Plat](#)  
                          [Staff Summary RZ\\_26-03](#)  
                          [MAPC Minutes 02.10.26](#)  
                          [Publication Receipt](#)

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

**Aye:** 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: O-EN-013-2026

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

*Mayor Harold Copenhaver reported on the following:*

*All right, Council, we'll move on to Mayor's comments. And I kind of want to get started this evening. We'll go through this pretty quickly, but I want to make a statement first of all, and I want to kind of bring an update from my side of things on the Jonesboro Christmas Parade that was brought up at the last City Council meeting. In 2024, I was made aware of the Foundation of Arts would not be serving as the primary sponsor or organizer of the Jonesboro Annual Christmas Parade. Understanding how important this tradition is to the community, I remember it as a child that's been around obviously for a long time. And it's helpful to the downtown businesses as well. The City started an effort to find someone to step up and take over those duties. It didn't take long to see that Heather Talley was the best person to do so. She quickly assembled*

a support group and began taking steps necessary for a successful and safe event. There was a challenge on how the parade could process entry fees, and it was likely too short of a time window to create a non-profit. After the last City Council meeting, I asked staff for information about the non-profit selection process of the parade. In August of 2024, City staff and Ms. Talley met at City Hall to discuss options. Ultimately, the City Stars non-profit was suggested and seemed like a good fit, assuming the respective committees saw no issues. The parade committee requested a separate account to keep a clear line of separation between parade funds and City Stars non-profit funds. We can ask Steve Purtee if there's any questions regarding that. The City's role in the parade was similar to any other special event. Police and Fire worked with organizers on safety plans. Streets and Parks and Sanitation worked on road closures and cleanup. Organizing events of this size requires significant attention by the City staff, and this was the case in the Christmas parade. That's from my understanding. Entry fees and parade money were not processed through any of City of Jonesboro accounts other than a \$500 contribution by the Jonesboro A&P Commission. As Mayor, I would have made the same efforts for Veterans Parade, the MLK Parade, or any other event that's important to our community in danger of ending. I do want to express my appreciation for all the parade organizers that make the parade happen. It's a lot of work, and there are outstanding individuals that shouldn't be seen in a negative light for something they have no control over. Without their efforts, this event would have likely ended in 2024. I also would like to have Dewayne come forward. I would like Dewayne to make a statement on progress of what we're doing on behalf of the City, and if Carol needs to make any additional comments, she can, and then I'll continue with my mayor's comments. Dewayne?

Human Resources Director Dewayne Douglas said, good evening, Council. I've been asked to make a statement, and once I was given approval to begin our own investigation, I conducted an internal investigation of City employees of Parks Department on whether they had ever witnessed any wrongdoing or received cash from Danny Kapales. Those staff interviews determined that a small number of the staff received cash, not exceeding \$500 around the Christmas holidays. They all believed it was a personal gift from Danny. After a thorough review of the matter and careful consideration of all the information and interviews I conducted, the investigation found no evidence, my investigation found no evidence, of intentional wrongdoing or misconduct by any current City employee. So, based on my investigation, no disciplinary action was necessary, and the results of that investigation are now a part of the employee personnel file. Mayor Copenhaver said, okay, Dwayne. Thank you for your comments.

All right. Good evening, Council, and I'm just going to continue with the Mayor's comments. You know, last time we met, I shared the State of the City address with updates for the entire year of 2025. There is a bound booklet for each of you with project highlights and photos in each department. It's on the table up here by Brian. For those of you who did not collect it last time, please feel free to get that. A few of you received that, and it's available for you at any time to pick up. You know, I can't say enough the next day how much I was pleased to have a large crowd. Well over 500 people at the Chamber of Commerce State of the City event. I believe we had three City Council members present. Some of you in this room were also present. We're grateful to the partner for the Chamber of Commerce and the event of that capacity, and I appreciate Embassy Suites for providing the wonderful venue. During the event presentation, I was happy to present Joanne Alley. I don't know if any of you know her, but if you don't, you need to. With a key to the City, her extraordinary career and lifelong dedication to early childhood education has shaped opportunities for children, families, and educators across Arkansas for over 50 years. As the leader of Arkansas

State University Childhood Services, she grew a small outreach effort into a program that now impacts communities across the state. It was my honor to present her a key to the City as her life work continued to make an everlasting impression within our state. It's important that we continue to support efforts for advancing education. We also revealed and launched the brand new State of the City JET System logo, which y'all saw earlier this evening. GoJo. Go Jonesboro. Moving Jonesboro forward, GoJo's brand new shares the community driven mission in a fresh way. So download the app. Share it with people in the community. Also, the Plan Jonesboro Input Survey was also shared at the Chamber's State of the City event, engaging hundreds in building the blueprint for a 30-year comprehensive plan. With focus group meetings ongoing, such as we had one this past week. Derrel, you in the room? Yeah, we had a pretty good meeting last week or this last Thursday. (Derrel Smith responded in the audience, last Thursday.) That's correct. And we've got one this week, 5 to 7, March 19th at His Way Holiness Church. Now, Council, if you haven't participated, I'd ask you to do so. Your input is much advised for the future of our community. We're also going to host a design week at the end of the month. Design week is a lifelong of focused meetings with specific groups, including an open house meeting from 5:30 to 7:30 on Monday, March 30th and April 2nd at the Jonesboro Youth Community Center, located at 1421 West Nettleton Avenue. So please come and join us.

So with a lot of conversations and recommendations from some of you here at Council, we've also started the monthly city department reports with the first report for both January and February included. Each department is given an overview of projects and initiatives worked throughout the month. Keep in mind many of these projects are ongoing. The monthly reports should keep you up to date on the process. They're also available to pick up the desk right down there by Brian. So the first two months of the year are ready to go, and then we'll be fastly approaching the end of March.

March and February had community cleanups at the city's Lacy Drive location, totaling 4.19 tons of trash and 68 tires collected. The upcoming neighborhood cleanup is scheduled for April 11th behind First United Methodist Church on Union Street. All residents are encouraged to drop off your bulky junk and recycling items. It's important to keep our city clean, green, and beautiful.

Now the Parks Department's been busy, with spring comes up a plethora of events. So we've got a full calendar. Jim responded to that earlier. With that, keep in mind the seasonal positions are now open. Groundskeeping crews and lifeguard positions will be needed soon. Check out the employment opportunities on the city's website and get your application as soon as possible. The park rangers have been out in the parks and soon festival season picks up, so they'll be out at all those events. They opened seven cases in just last week alone, helping our city parks be safe and more engaging to the public.

Our Grants Department has been busy working on the process of eight new house rehabs with the CDBG program, as well as RTP and TAP grants. Their hard work serves the community in many ways, helping with securing outside funding for the general budget.

The Fire Department kicked off the Citizen's Fire Academy last night with their third class. Approximately what, Chief, did you have about 20? Is he over in the corner? Yeah. Okay, full house. That's awesome. It's important that they learn what goes on behind the scenes as a firefighter. They're some of our bravest in the community, and we're grateful for the residents who want to learn about what they do and serve for our community.

*Just to make you all aware, the flagpole on the municipal building appears to be bent. I think Ronnie's in the back room. We're having someone from Wisconsin come in to inspect it. Many thanks to Ronnie Shavers and the Facilities team for their top-notch care that they continue to provide for all our city buildings.*

*Also, please take note of a fraudulent email scam. Emails impersonating the Planning Department are seeking payment to finalize zoning and various applications through wire transfer and include fake invoices. Stay alert and remember, all city email addresses end in @jonesboroar.gov. Do not send money or provide financial information. Do not respond to the sender. Contact the City of Jonesboro's Planning Department to verify any request. If you receive a suspicious message claiming to be part of the city's Planning Department, we encourage you to report them to the Jonesboro Police Department.*

*Now, City of Jonesboro we've set up and I'm going to have Jason make a comment here a little bit later about a new website. It's called officials@jonesboroar.gov email address for the public to connect with all elected officials. We're also looking at a council@jonesboroar.gov or councildirect@jonesboroar.gov email address for city council only. I never heard back on the preference from council so we'll look on the move on that quickly and with council direct email address unless we hear otherwise by the end of tomorrow.*

*And on a happy note, a huge congratulations to Coach Dezz and the Arkansas State women's basketball team on their invitation to the WNIT. We hope to be cheering them on here at home for a few games and get your Red Wolf tickets. We need to fill up the seats. Also, this is pretty cool, the men's baseball is nationally ranked. 22nd in the United States. It's the first time in our lifetime, even Dr. Coleman's lifetime.*

## **9. CITY COUNCIL REPORTS**

*Councilmember Brian Emison said, the only thing I've got is just a little bit of information. I was going back and reflecting over past agenda items when it came to police pay and I noticed it was back about two years, over two and a half years ago since we've looked into that and I think that whenever we had ran everything through Finance in the past that we said in a two or three year period that we'd come back around and look at that. So, I just wanted to let everybody know that I had a brief conversation with Chief today and we're going to start going back and look at any cross comparison numbers between Jonesboro Police Department and other agencies just to make sure that we've got police pay dialed in where it needs to be. Thank you.*

*Councilmember Dr. Charles Coleman commented, the older the better.*

*Councilmember Chris Moore said, Mr. Mayor, I know we used to have an Employee Rep Committee that was chaired by Larry Jackson and I know Larry Jackson retired. Have we got somebody that replaced him? I know he used to make a report to us and I don't know if the new rep will come and make a report to us on a yearly basis or however. Mayor Copenhaver said, Tony, would you like to come forward? I know that some of the city staff's been in communications with the Employee Rep Committee. Councilmember Moore said, I saw Larry Jackson go down the road this week and it reminded me of that. Chief Operations Officer Tony Thomas said, yeah, we are actively, that group has actively met on a monthly basis when members are present. Herbert Ogles (Herbie) is our chair or president of that group. We've had some recent*

meetings in regards to just how that group is represented not only before the Mayor and administration but also before the City Council and we've been kind of working through that. I anticipate that you'll see some language in an upcoming handbook revision that we have that sort of outlines that as well just so that those parameters are there and understood and readily available for employees to reference. Councilmember Moore replied, okay, good deal. Well, I know Larry used to make a report about once or twice a year to the council. I guess occasionally when had an issue so maybe we'll see Herbert at the same frequency. Thank you, Mayor, that's all. Mayor Copenhagen said, thank you, Councilman.

Councilmember Ann Williams said, yes, in light of the tragic death of Mike Dixon, the pedestrian crossing at Washington, there has been a lot of concern among why a group of people in Jonesboro in regard to what measures can be taken to prevent another tragedy like that and so I spoke to Craig Light today at the MPO meeting and asked him and he mentioned this all-stop system which might be a good thing for us to be looking at and I know he can't, Craig couldn't be here tonight, but I talked to Brian about it as far as explaining that and what the city is doing aggressively to implement that system. Mayor Copenhagen said, absolutely. Well, and I think it's a gainful reminder that these accidents can happen anywhere in our community and I think some of you know how close Mike was to my family. Councilmember Williams said, he was a classmate of Tonya's. Mayor Copenhagen continued, yeah, yeah. So with that, Craig again, he was going to make a short presentation on that this evening so at the next city council meeting we'll explain that to you. Councilmember Williams said, I wonder if we could mention, I asked him if there could be some explanation just so that people are aware of what we're talking about. Mayor Copenhagen said, Brian, you want to come? Yeah, you can. Chief Administrative Officer Brian Richardson said, sure, so currently when you press the walk button at most intersections, the ones downtown, you get the little guy that says walk. However, in this case that we're talking about, the walk light was on, however, you know there's still a left-hand green and so that's a, that's a obviously a recipe for, you know, some unintended consequences of that system and so our Engineering Department is constantly looking at possible safety of resident intersections and we actually have a couple of them right now that are all-stop condition. They're just not necessarily branded that way. Those are over on the Marion Berry Overpass, but essentially what it would do is when you press the button, there are no green lights in any direction until the pedestrians are clear from the intersection. You know, we actually, I think that we shared a video with the Connectivity Committee. It's called a pedestrian scramble. I think, I'm sure they're called a lot of different things, but I'm happy to send around to council so that they can kind of see in real time what that system looks like, but it would definitely halt all traffic going in any directions. Of course, those would have to be signed properly and there's some equipment upgrades that are going to be necessary. Engineering is looking into that. As with anything, any opportunity we have to make our roads, not just downtown, but across the entire city safer, we're going to look into and, you know, just kind of like the HAWK signal. I'm not so sure people truly understand how many people that helps on a daily basis. Councilmember Williams said, Craig mentioned at the MPO meeting that about the new one on North Church and that he saw a woman with pushing a child in a stroller crossing and he said that makes it worthwhile. Mr. Richardson replied, yeah, there's been tens of thousands of button pushes on that thing over the past year. Cliff Nash, our traffic guru, I guess you would call him, he studies that pretty constantly and you know, he's passionate about public safety and about pedestrian safety as well. So it keeps a compliance count on that. He's constantly looking at ways to improve and, you know, it's inarguable when you look at the number of button pushes and just truthfully, the traffic slowdown from just such a big obstacle in your way even if somebody's not using it right. No doubt, you know, it

has an impact on pedestrian safety right there. Councilmember Williams said, well, I told him I saw, after the one installed on Johnson, a woman pushing a stroller and with two kids, young children walking and I thought, wow, that's what why we do it. Mr. Richardson replied, it's far cry from what we were a few years ago out there. Councilmember Williams said, oh, yes. Mayor Copenhaver said, and I think Councilman, too, with the input of our camera systems throughout the city, we're able to address the ones by the schools. We're seeing a lot of near misses by Jonesboro High School and other schools and so we have to prioritize them. Councilmember Williams replied, Brian had mentioned that there's a possibility of maybe there at Highland, was it at Highland and Southwest Drive? Mayor Copenhaver said, yes. Councilmember Williams continued, doing an all-stop. Mayor Copenhaver stated, that's a critical one. That's critical. We've seen almost. Councilmember Williams said, well, it'd be good if everyone could see the video that you sent me. That'd be good. Mayor Copenhaver said, thank you, Councilman.

Councilmember Chris Gibson said, somewhat along those same lines, there was some discussion here a while back about one lane-ing Main Street from Washington down to Burke. Can we get an update on where we're at on those conversations to make it more pedestrian friendly as well? CAO Brian Richardson said, sure, that was actually sent to EDG Environmental Design Group Engineering to look at a striping plan and actually place some hard armoring. You know, there's been some discussion about that just kind of go out and do it. And, truthfully, the last thing that I think anyone of us want to have our hands on or vote on is something that's not really been looked at by a professional traffic engineer when you're talking about a major traffic pattern. I actually got an email from Martin Smith just earlier today, walking down to the council. Him and Craig have been talking and they're hoping, they were hoping to have that proposal by the end of last week, certainly hoping by the end of this week. I know there was some discussion about how you're going to mark the stoppage lane or the delivery lane. And so, I really hope that we get that by the end of this week. So yes, conversations are ongoing. We're looking at maybe hoping on a call Thursday, just to iron out the final proposal and make sure that it's very clear and concise because, you know, there's going to be money involved, and that's going to be brought to a resolution to approve that funding to this council. So we definitely wanted not only to be very clear, but also for y'all to feel comfortable that this has been looked at by an outside independent engineering firm to make sure that we're not doing anything that might accidentally increase, you know, any kind of pedestrian liabilities or concerns. Councilmember Gibson said, I was just curious. Thank you, that's all I have. Mayor Copenhaver said, thank you, Councilman.

Councilmember David McClain said, yes, Mayor, so last council meeting, I raised some questions and some of them were answered tonight, partially, but I was trying to figure out when we would receive, the council would receive a follow up to that email because I haven't received one. I don't know if everyone else or anyone else has received one, but I was curious when we could expect to hear from you. Then, I've got a couple of questions I'd like to follow up with from the Dewayne's comments. Mayor Copenhaver said, okay. All right. You know, Council, I'd really like you to listen to what I've got to say. I think it's really important. And Councilman McClain, I do appreciate your questions. I wrote some notes down this afternoon and I want to respond to you. Council, I've done my very best to be professional and respectful at all times as the Mayor of Jonesboro. We've answered questions to the best of my ability and I think we really need to get down to the bottom line here or what are the questions you really want? And what are you asking? So I'm just going to say it. Did I steal money? No. Did I knowingly turn my back so theft could occur? No. And the questions continue to arise. I requested that City Stars do an independent audit from a reputable firm. Did I

trust Mr. Kapales? Yes, I trusted him like I trust every director and employee in this room. There will be an appropriate time for us to discuss this, and that's when we all know the actual facts. Right now, we're all speculating. At this time, we can sit down and review what we could have done better at that time. Excuse me. We can sit down and review what we could have done better, what I could have done better and how we can make improvements if there's any wrongdoing. As Mayor, I get that whatever a city employee does, either as an employee or in any other capacity reflects on the city and ultimately me. If the theft allegations are true, then they should be prosecuted. My job as Mayor is to work for the community. Council, with all due respect, starting now, I tend to fully rededicate my time to doing just that and let the investigators handle the investigation. Until the process is complete, I'm moving on and will have no more comments on City Stars, not because it's not important, because until we know the facts, it's just speculating and taking away from what we should be focusing on and that's all the residents of Jonesboro. So I appreciate you allowing me to say my opinion. I believe you said you had another question. Councilmember McClain said, yeah, I have a couple of other questions. And again, I think respectfully, we are old in answering. If we have questions, we should be able to ask these questions. This is a big deal. This is a huge investigation going on in our community. And if we all wait, we can ask questions now. There's nothing that says we can't. There's nothing from the Federal Bureau of Investigations that said we cannot ask questions. To me, it goes beyond our relationship. It goes to the public trust. If the public has questions, we should be able to ask because they're going to bring them to us. Their trust is vital, and to me, the most important thing, because without it, we're not going to be able to move forward when we talk about the police facilities or we talk about new things going on in our community. If the public doesn't trust us, then none of that, none of that stuff is going to happen. And so to me, if we have questions, we should be able to ask them. We should ask them until we get an answer. That's where I am on it. So a couple of questions. Dewayne, you mentioned you investigated some employees. How many employees do you know of were paid? And what were they paid for? You said they were given money around Christmas time. What was that for? What was it for just because? Did they say? City Attorney Carol Duncan said, they expressed that they believed that that was sort of a Christmas gift. It was like a Christmas bonus. They didn't call it a bonus. They believed it was a Christmas gift from their supervisor. From him personally, not from the City of Jonesboro or any other entity, from him personally. That's what they expressed. Councilmember McClain said, so it was not, it wasn't, hey, I appreciate you working this weekend for this event. Ms. Duncan said, no, that was one of our concerns. Is, are we going to find out that money was received after a particular tournament or after a particular working overtime? And that is not what we what we determined or what HR determined when they did their interviewing. It was that it was believed to be a Christmas gift from their, their direct supervisor, just thanking them for their hard work that they do for him. Councilmember McClain asked, how many, how many employees are we talking? Ms. Duncan replied, I don't know exactly because I don't have it in front of me, but I want to say six or seven, something like that. Now, I don't know if we've gotten every single person. Some have left the city, you know, some no longer work here. So, but that's my understanding. Councilmember McClain said, okay, that's all I've got.

Councilmember Joe Hafner said, yes, I do have one thing. It's hard to believe, but it's, it'll be a year ago tomorrow that we passed ORD-25:005 that amended the sidewalk ordinance and allowed companies in the industrial park to pay a in lieu of fee. I think we've had, we had two companies, maybe more, but I think it's two that have been operating under a Temp CO. City Planners have tried to contact them and have been unsuccessful. So, here we are a year later and we still haven't paid the in lieu of fees. So, my question is, is what other avenues do we have available to us to get our fees? I

don't know if municipal liens can be used for in lieu of fees, but I mean... City Attorney Carol Duncan said, I'd have to do some research on that part. I mean I think we always have an opportunity to cite people for a violation of city code, but let me look into the lien question. I'm not sure about that. Councilmember Hafner said, I mean, they're operating under a Temp CO, so those should have an expiration point. Ms. Duncan said, we could also revoke a Temp CO potentially. Councilmember Hafner said, I mean, some have been out there operating under that for four or five years. So, it would just be nice to enforce the ordinance to get our money collected. Ms. Duncan replied, I will get with Derrel and we will look at what options we might have. Councilmember Hafner continued, so, I'd appreciate any help. Thank you.

Councilmember L.J. Bryant said, yeah, a few things. I mean, I think the Mayor wants to make this out like only a few people have questions and when you look at FOIA's, the FOIA's from Matt Modelesky, who's was a Copenhaver donor and supporter, Matt Daniel, who's a Copenhaver supporter, he won't answer their questions either. He won't answer the community's questions. And this week, we learned he got copies of our emails in real time. He read the council's incoming emails in real time to make sure he controlled every bit of information. We know, I mean, from the packets from Jerry Morgan and Matt Modelsky and Matt Daniel and other people, we know he was well aware of the allegations against Danny, and yet he's nominating him for tourism person of the year or whatever the award is. So, don't be fooled by this deception. Don't be fooled by the fact that he won't answer questions. I think the reality is he's scared of what's happening in Boone County. I would look up pretty carefully there, and that's all I'll say about that. Mayor Copenhaver stated, I will make a comment. You know, I think in reflection, you know, I think it's, I think a comment's been made that we, the administration, are spying. And I think this is something that all the aldermen were very aware of. Councilmember Bryant says, not true. Mayor Copenhaver continues, this has been going on since 2004. It's an alderman bulk email. Here are over the last year, over a dozen emails that you all have been cc'd in on. I've responded to the alderman email. Carol Duncan's responded. Brian Richardson. And so it's clearly, we're not hiding anything. It's a bulk email. And the FOIA laws allow anybody to have access in the State of Arkansas. Councilmember Bryant said, then give us a copy of yours in real time. Mayor Copenhaver said, That's fine. Councilmember Bryant said, good, tell your IT person, we want your email, every single one of them in real time. I want it done tomorrow. Will you commit to that Mayor? Mayor Copenhaver replied, again, for you to say that we were spying on you is incorrect. Incorrect. Okay.

Councilmember John Street said, I just want to follow up on what Ann talked about. At the MPO meeting Today, Craig's not here, but the HAWK was installed a lot quicker than the one on Johnson. That took years. It was well worth the effort, especially now before swimming season starts, for a lot of people to be crossing at Parker Park. Hopefully we can get some more in some other high traffic areas. But that is, Craig was very impressed that because of the one on Johnson, it was being utilized and has been used quite a bit already. So I'm very pleased that that's up before. Councilmember Williams said, they have the data and Brian has indicated it's pretty phenomenal. Councilmember Street continued, there are a lot of construction projects going on. Shane Wood, the District 10 engineer, covered most of those. I mean, they're still distant. A lot of this utility relocation stuff, but there will be a lot of considerable construction going on at most of the major intersections and peripheral areas of the city. So just something people need to be aware of and plan accordingly when you have to be somewhere. But it's all good and hopefully in a few years we'll reap some good benefits from that money that we finally got.

Mayor Copenhaver said, thank you for your comments. Jason, if you would, I'd like you

to come forward and kind of present your findings. I think it was something was responded to earlier in the week that we were using an app, a signal app. Can you respond to that, please? Information Technology Director Jason Ratliff said, sure, so Councilmember L.J. Bryant asked or has had some concerns about some unauthorized software that may be on desktops or city cell phones. As far as the desktops go, you would have to have a local administrator password and only IT has that. So it would have to be approved by us. As far as city cell phones go, we don't have the management capabilities as we do on the desktops. So Councilmember Bryant has asked me to do a review of all the city cell phones. We are still ongoing with that review, about halfway done. So far, no signals app or any other messenger app. We found a few police officers that do use that for police investigations on that part. But again, the review is still going on. We're about halfway through. Mayor Copenhaver said, thank you, Jason. I appreciate it. I forgot that earlier. Thank you.

## **10. PUBLIC COMMENTS**

Heather Talley, 805 West Jefferson, said, well my name's already been brought up. I'm Heather Talley and I am the Jonesboro Christmas Parade Coordinator. It kind of still feels strange to say that because it's not just my effort. There's an amazing committee that worked extremely hard in 2024 and 2025 to put on what I think was a heck of a parade both years. After visiting with the committee and, you know, there's a lot going around right now. There's a lot of information. There's some misinformation, some speculation, just public comments and questions. We felt it would be in the best idea of transparency with the public and the council to just prepare a statement. And I'd love to share that with you. I thank the Mayor for his statement today to clarify some of those questions. So this is a statement from the Jonesboro Christmas Parade Planning Committee. For the record, I would like to read a prepared statement on behalf of the Jonesboro Christmas Parade Planning Committee. In 2024, when the previous leadership of the Jonesboro Christmas Parade stepped down, a citizen-led planning committee assumed responsibility for organizing the event with the support and cooperation of the City of Jonesboro. An initial meeting was held at City Hall in July of 2024 with the parade coordinator, city employees, and a representative of City Stars, who at the time was also a city employee, to establish the administrative structure for the parade. During that meeting, it was suggested and agreed that the parade would utilize City Stars as an existing non-profit organization as the administrative non-profit for the event. In August of 2024, the planning committee was formed and held its first meeting at City Hall. In October of 2024, a designated bank account was established for the parade. All parade funds, including registration fees, donations, and sponsorships, were deposited into that bank account and were not deposited into or commingled with any City Stars accounts. The planning committee organized the parade and maintained control of its finances. The committee considered that after expenses were satisfied and if funds remained, a donation could be made to a local non-profit organization. The committee voted to designate City Stars as the recipient of any such donation. The Jonesboro Christmas Parade serves the citizens and businesses of Jonesboro and is organized by a planning committee of local business owners, professionals, and civic participants. The continued success of the Jonesboro Christmas Parade depends on participation from local businesses, organizations, and residents. And personal insertion here, we can't do this without you guys. It has hurt our sponsorship already, what's gone around and been speculated. So I hope that that won't impede progress this year and it won't stop people from wanting to participate and wanting to sponsor and donate. Lastly, because this matter involves an ongoing investigation, the committee won't comment on that process, but we do appreciate your support and look forward to a successful parade this year. Mayor Copenhaver said, Ms. Talley, thank you very much.

*Donna Malone, 1208 Haven Street, said, some of you might remember me from having worked here at one time. I retired on March 4th. Just saying, if you don't remember me, I'm sorry about that. I want to talk about FOIA. FOIA is, quite frankly, why I left. It's a monster. I have worked on FOIA for 50 years. 50 years. I was young when I started. I was only 12, not really. We start learning about FOIA very early when you're in communications and you're intending on going into media because you're on the other side of it. You want to get the documentation for stories. So, that's why I learned about FOIA. On the other side of it, it looks a lot different, I can assure you. But, also, think about the difference in what documentation and city documents and all government documents look like. The volume from 50 years ago to now. Think about what difference it made from 10 years ago to now. Think about your own email boxes. How many more emails you're getting today than you did 10 years ago. It's humongous. It's oceans of it. With all due respect, Mr. Bryant, I don't think you could read every email that he got. There's no way that I could have redacted them all. We ran into this on a, I ran into this on a daily basis. There's so much more information. In fact, I read a statistic not long ago that the generation before us received the amount of information in their lifetime that we receive in one day. We are bombarded with information. So, these FOIA requests are supposed to be for documents that exist, not documents that have to be created. Is this correct Carol, that we are not required. In fact, it would not be right. It would be wrong of the city government or any of you, because you could be FOIA'd too. You should not create documents to fulfill a FOIA. They should be documents that exist. If you're creating something just to fill a FOIA, you're not giving documentation. You're giving what your opinion is of what that person wants. You know, there's something called, and I think it used to be a legal term anyway, called the reasonable person theory. You know, you have to be a reasonable person in legal matters. Later, because of the documentation nightmare that everyone that works with FOIA is going through, a man named Brandolini, I think is his name, Brandolini. He's Italian. He said that really the lie, that the misinformation spreads like wildfire and the real information does not. So, it behooves us to not spread misinformation. In fact, what you do is you damage the city, you damage yourselves, you damage all of the people who are innocent of anything, and you clog up the works. Anyone, and I'm talking anybody, if I did it, now that I am Citizen Donna, if I FOIA'd every one of you, I would be clogging up the works of what can be done for the city. If I FOIA'd the Mayor all the time, I would be stopping his progress on other projects that he needs to be working on. I'm not saying don't FOIA. I would never say don't FOIA. I'm saying be specific, be credible, do not use FOIA as a weapon, please. Don't use it as a personal grudge. Use it to help the city. Use it to help our, let's be public servants. Well, I'm not anymore. I'm one that you are serving now, actually, now that I think about it and I am making a little bit of a sarcastic remark there. But I think it's really important that we look at ourselves. I did. I looked at myself as a public servant. You look at yourselves as public servants. The Mayor does as well. All of these people over here who are Directors are public servants. And when our work is impeded by asking for tons of emails that we'll never read from the public, that the public will never look at, please be reasonable. Everyone who can hear my voice, please be reasonable in your FOIA requests. Don't pay attention to lies. Do ask questions, but be smart about your FOIA requests. That's all I have to say. Thank you very much for the time. I'm out of time. I never thought I would do that, but I am that person. Thank you for your time. Mayor Copenhagen said, thank you, Ms. Malone.*

*Jeremy Terrell, 909 Pinecrest, said, I didn't plan to come here and actually say anything tonight, but I'm going to tell you. I am speculating here, but FOIA is a must. Period. FOIA 100% is you guys communicating with us, and it's our only checks and balance from the citizens. So, I'm sorry that there's a lot of FOIA's that have gone on.*

*That's for a reason, and the reason is because the amount of trust that has been lost. Now, people are taking this personal, and that is fine. Take it personal. Don't take it personal. Whatever. The fact of the matter is that we have an investigation. There is evidence that people have known or speculated for years, and we want answers, and we deserve answers. Period. And for anybody to say that we don't or be careful or whatever, that's just plain ridiculous. Now, I'm sorry that there's more work for everybody involved. That does suck, too. But if we didn't lose our confidence in what's going on, then there wouldn't be, all these FOIAs. And for instance, a FOIA that I got here recently on a request is an email on that audit done, where in that, the question is asked, what accusations have been made so that I can make my testing defend those? That was from the person that did the audit. I sent it to every one of you guys. I didn't send it to you. That came from an FOIA. At the end of that, it said, my goal is to make sure that at the end of this, that you'll be able to present that no money is missing. That was from an FOIA that was lied about. I'm so sick and tired of you guys having to defend yourself each and every week. You know, with all do respect Heather, you didn't even apologize. You brought her name up, you threw her under the bus, and there's still no apology. There was no, I am sorry. And that's happened two or three times over the last several months. It's not taking accountability that we are frustrated about. This entire thing about the whole investigation should have been, man, this is the worst thing that we could have experienced at this point in time. It's definitely in your capacity as a mayor, and under my duty, I'll make sure that something like this never happens again, and I take full responsibility that this happened under my watch. This would have been done. There wouldn't have been all these FOIA's. They may not even have been in an investigation. And that's just the truth. So we keep losing what we believe to have been on the up and up. We are now losing that. And that's just the process that has happened. And you guys do bear responsibility in that loss of trust. Period. So if you've got to hire another person to do FOIA's so that everybody else isn't burdened, that's just what you've got to do to make sure that the people are represented and they get to know what in the world is going on within their city government. Because it is their city government. It's theirs, with all due respect. It's our government that you serve, and you serve the people. And so at the end of the day, the FOIA is our way to find out what's happening. Because there is, unfortunately, with emails like this, things that we don't get to know, that are hidden from us. Not by you specifically, but by people that you are coming to find out and probably shouldn't have trusted. So, at some point in time, City Council, I sent you guys this. Two people answered that. I think it's 100% an appropriate question that I asked on there is that do we have the confidence in that company to continue to do audits when they send somebody like that and say that kind of questioning before they did their audit. And, I would like a response from you guys, 100%. I have confidence in the majority of you guys, but I do want you to do better, please. Thank you. Mayor Copenhagen said, all right, we have reached the maximum time. We will move on to the next agenda item and that's adjournment.*

## **11. ADJOURNMENT**

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

**Aye:** 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

\_\_\_\_\_  
Harold Copenhaver, Mayor

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

**Attest:**

\_\_\_\_\_  
April Leggett, City Clerk

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



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-26:033

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 3648 HUDSON , PARCEL 01-144102-09400, OWNED BY NEEDSPACE HUDSON, LLC IN THE AMOUNT OF \$2,115

LEGAL DESCRIPTION: BOGAN-STEVEN'S 3RD HUDSON ST REPLAT OF BOGAN-STEVEN'S 2ND HUDSON ST REPLAT OF THE BOGAN-STEVEN'S HUDSON ST REPLAT OF LOT 1-A OF REPLAT OF LOT 1 OF BUDDY BOGAN MINOR PLAT PT NW

WHEREAS, NEEDSPACE HUDSON LLC, the owner of record, was properly notified of a code violation at 3648 Hudson , and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 12/11/2025 using city funds in the amount of \$2,115; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 3648 Hudson



Invoice# : 0070108
Case# : 255832

Invoice Notice Mailed Prior to 1/20/2026

Needspace Hudson LLC5  
8888 Midsouth Dr. #116  
Olive Branch, MS 38654

Subject: 3648 Hudson Parcel# 01-144102-09400

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 4/7/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

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

Thank you,

A handwritten signature in black ink, appearing to read "S. Roper", written over the printed name.

Scott Roper  
Director of Code Enforcement  
City of Jonesboro  
300 S. Church Street  
Jonesboro, AR 72401  
Phone: 870-933-4658



DATE	INVOICE NO
12/15/2025	0070108

<b>BILL TO</b>
Needspace Hudson LLC5 8888 Midsouth Drive #116 Olive Branch, MS 38654

DUE DATE
1/20/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 3648 Hudson	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 3648 Hudson	1.00	250.00	250.00	0.00	0.00	250.00
Clean Up - 3648 Hudson	1.00	1,850.00	1,850.00	0.00	0.00	1,850.00
<b>INVOICE TOTAL:</b>			<b>2,115.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,115.00</b>

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Needspace Hudson LLC5  
 Customer No: 025118  
 Account No: 0036079 - Code Enforcement Charges

DUE DATE	INVOICE NO
1/20/2026	0070108

Please remit payment by the due date to:

City of Jonesboro  
 300 South Church Street  
 PO Box 1845  
 Jonesboro, AR 72403

Invoice Total:	2,115.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	2,115.00
<b>INVOICE BALANCE:</b>	<b>\$2,115.00</b>
<b>AMOUNT PAID:</b>	_____



**CITY OF JONESBORO**  
**Code Enforcement**  
**Request For Invoice**

Date: 12-15-2025

To: Tosha Moss

Case #: 255832

Property Address: 3648 Hudson Jonesboro, AR 72401 APN# 01-144102-09400

Mowing Letter Sent on 09/10/2025  
Comply by Date: 09-21-2025  
Date of Mowing Service: 12-11-2025

Need to send the following charges to this person.

Property Owner:  
NEEDSPACE HUDSON LLC5  
8888 MIDSOUTH DR STE 116  
OLIVE BRANCH MS 38654-2908

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$ 15.00
Admin Fees	\$ 250.00
<u>Clean up</u>	<u>\$ 1850.00</u>
Total	\$2115.00

Thank you,

Eric Schmett  
Code Enforcement Division  
PO Box 1845  
Jonesboro, AR 72403



09/10/2025

NEEDSPACE HUDSON LLC  
8888 MIDSOUTH DR STE 116  
OLIVE BRANCH MS 38654-2908

Case #: 255832

In regards to property located at 3648 Hudson Drive, Jonesboro, Arkansas 72401.

Dear: NEEDSPACE HUDSON LLC

Our records show that you own the property listed above. We have observed that property has overgrown grass and weeds that must be mowed, please mow and trim entire property. Property also has rows of silt fencing that need to be taken down as the work permit has expired and no change to the property has taken place. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 09/21/2025. If the issue is not corrected by the date listed, the City will hire a contractor to come and mow the property, remove the silt fencing,, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of [www.jonesboro.org](http://www.jonesboro.org)

Section:

**112-12 Illicit discharge and connection**

**30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs**

8705588060

A handwritten signature in black ink, appearing to read "Trey Perkins".

Trey Perkins  
Code Enforcement Officer  
Jonesboro, AR 72401



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-26:034

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2620 CRAWFORD#11, PARCEL 01-144273-02200, OWNED BY HILLTOP RENTALS, LLC IN THE AMOUNT OF \$3257.34

LEGAL DESCRIPTION: PT NW SW

WHEREAS, HILLTOP RENTALS, LLC, the owner of record, was properly notified of a code violation at 2620 CRAWFORD #11, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 01/16/2026 using city funds in the amount of \$3,257.34; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 2620 CRAWFORD#11



**Notice of Violation**

12/04/2024

HILLTOP RENTALS LLC  
4801 GLENNEAGLES  
JONESBORO AR 72405

Case #: 242672  
Subject: 2620 CRAWFORD DR #11, JONESBORO, AR 72401

Dear Property Owner:

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

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

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

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

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

Cell: 870-926-1404

Sincerely,

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



Invoice# : 70169
Case# : 242672

Invoice Notice Mailed Prior to 02/26/2026

HILLTOP RENTALS LLC  
4801 GLENNEAGLES DR  
JONESBOR, AR 72405


Subject: 2620 CRAWFORD#11 Parcel# 01-144273-02200

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 04/07/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

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

Thank you,  
  
Scott Roper  
Director of Code Enforcement  
City of Jonesboro  
300 S. Church Street  
Jonesboro, AR 72401  
Phone: 870-933-4658



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

To: Tosha Moss

Date: January 20, 2026

Case # 242672

Property Address: 2620 Crawford Dr. # 11 Jonesboro, AR 72401 APN# 01-144273-02200

Notice to Repair or Remove Sent on: 10/22/2025

Deadline for Owner Abatement: 12/1/2025

Demo Completed On: 1/16/2026

Need to send the following charges to this person.

Property Owner: Hilltop Rentals, LLC  
4801 Glenneagles Dr.  
Jonesboro, AR 72405

<u>ITEMS</u>	<u>AMOUNTS</u>
Title Search	\$ 250.00
Demolition Charge	\$ 1,750.00
Certified Postage for Notices	\$ 39.37
Standard Postage for Notices	\$ 2.97
Asbestos Testing Fee	\$ 195.00
Admin Fees	\$ 1,000.00
Filing Fees	\$ 20.00
<hr/>	
Total	\$ 3,257.34

Thank you,  
Scott Roper  
Jonesboro Police Department  
Code Enforcement Division  
PO Box 1845  
Jonesboro, AR 72403



DATE	INVOICE NO
1/20/2026	0070169

<b>BILL TO</b>
Hilltop Rentals LLC 4801 Glenneagles Drive Jonesboro, AR 72405

DUE DATE
2/26/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

**Code Enforcement Charges:**

Filing Fees - 2620 Crawford #11	1.00	20.00	20.00	0.00	0.00	20.00
Admin. Fee - 2620 Crawford #11	1.00	1,000.00	1,000.00	0.00	0.00	1,000.00
Standard Postage for Notices - 2620 Crawford #11	1.00	2.97	2.97	0.00	0.00	2.97
Asbestos Testing Fee - 2620 Crawford #11	1.00	195.00	195.00	0.00	0.00	195.00
Certified Postage for Notices - 2620 Crawford #11	1.00	39.37	39.37	0.00	0.00	39.37
Title Search - 2620 Crawford #11	1.00	250.00	250.00	0.00	0.00	250.00
Demolition Charge - 2620 Crawford #11	1.00	1,750.00	1,750.00	0.00	0.00	1,750.00

**INVOICE TOTAL: 3,257.34 0.00 0.00 3,257.34**

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

DUE DATE	INVOICE NO
2/26/2026	0070169

Customer Name: Hilltop Rentals LLC  
Customer No: 025161  
Account No: 0036088 - Code Enforcement Charges

**Please remit payment by the due date to:**

City of Jonesboro  
300 South Church Street  
PO Box 1845  
Jonesboro, AR 72403

Invoice Total: 3,257.34  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 3,257.34

**INVOICE BALANCE: \$3,257.34**  
**AMOUNT PAID: \_\_\_\_\_**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-26:035

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 607 ALFRED WATKINS, PARCEL 01-144083-14500, OWNED BY WESLEY KYLE GRIMES IN THE AMOUNT OF \$465

LEGAL DESCRIPTION: WATKINS 2ND ADD PT S1/2 8-14-4

WHEREAS, WESLEY KYLE GRIMES, the owner of record, was properly notified of a code violation at 607 ALFRED WATKINS, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 01/07/2026 using city funds in the amount of \$465; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 607 ALFRED WATKINS



Invoice# : 0070171
Case# : 257095

Invoice Notice Mailed Prior to 2/26/2026

Wesley Kyle Grimes  
4116 HICKORY LANE  
JONESBORO, AR 72405

Subject: 607 ALFRED WATKINS Parcel# 01-144083-14500

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 4/7/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

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

Thank you,

A handwritten signature in black ink, appearing to read "S. Roper".

Scott Roper  
Director of Code Enforcement  
City of Jonesboro  
300 S. Church Street  
Jonesboro, AR 72401  
Phone: 870-933-4658



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

To: Tosha Moss

Date: January 20, 2026

Case #257095

Property Address: 607 Alfred Watkins Jonesboro, AR. 72401 APN# 01-144083-14500

Letter Sent on: December 10, 2025

Comply Date: December 25, 2025

Date of Clean up Service: January 7, 2026

Need to send the following charges to this person.

Property Owner:

**GRIMES KYLE WESLEY**  
4116 HICKORY LN  
JONESBORO, AR 72405

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	15.00
Clean up Admin Fees	250.00
Clean up and Haul off	200.00
<hr/>	
Total	\$465.00

Thank you,  
Scott Roper  
Jonesboro Police Department  
Code Enforcement Division  
PO Box 1845  
Jonesboro, AR 72403



DATE	INVOICE NO
1/20/2026	0070171

<b>BILL TO</b>
Kyle Wesley Grimes 4116 Hickory Lane Jonesboro, AR 72405

<b>DUE DATE</b>
2/26/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
<b>Code Enforcement Charges:</b>						
Filing Fee - 607 Alfred Watkins	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 607 Alfred Watkins	1.00	250.00	250.00	0.00	0.00	250.00
Clean Up and Haul Off - 607 Alfred Watkins	1.00	200.00	200.00	0.00	0.00	200.00
<b>INVOICE TOTAL:</b>			<b>465.00</b>	<b>0.00</b>	<b>0.00</b>	<b>465.00</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Kyle Wesley Grimes  
 Customer No: 025162  
 Account No: 0036089 - Code Enforcement Charges

<b>DUE DATE</b>	<b>INVOICE NO</b>
2/26/2026	0070171

**Please remit payment by the due date to:**

City of Jonesboro  
 300 South Church Street  
 PO Box 1845  
 Jonesboro, AR 72403

Invoice Total: 465.00  
 Discounts: 0.00  
 Credit Applied: 0.00  
 Ending Balance: 465.00

**INVOICE BALANCE: \$465.00**  
**AMOUNT PAID: \_\_\_\_\_**



12/10/2025

GRIMES KYLE WESLEY  
4116 HICKORY LN  
JONESBORO AR 72405

Case #: 257095

In regards to property located at 607 ALFRED WATKINS, JONESBORO, AR 72401.

Dear: GRIMES KYLE WESLEY

Our records show that you own the property listed above. We have observed that the property has multiple piles of junk, furniture, toys, and appliances that need to be picked up and hauled off. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 12/25/2025. If the issue is not corrected by the date listed, the City will hire a contractor to come and remove the junk from the property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of [www.jonesboro.org](http://www.jonesboro.org)

Section:

**30-5 Unlawful storage**

**30-5 Unsightly or Unsanitary Conditions**

8705588060

Trey Perkins  
Code Enforcement Officer  
Jonesboro, AR 72401



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-26:036

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 1100 HUNTINGTON, PARCEL 01-143134-01900, OWNED BY VERNON WOOD IN THE AMOUNT OF \$415

LEGAL DESCRIPTION: ARMOUR, MINNIE ADD S113 LOT 13

WHEREAS, VERNON WOOD, the owner of record, was properly notified of a code violation at 1100 HUNTINGTON, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 01/21/2026 using city funds in the amount of \$415; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

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

Section 1: The city should proceed with placing a lien on the property located at 1100 HUNTINGTON



Invoice# : 70168
Case# : 257155

Invoice Notice Mailed Prior to 2/26/2026

VERNON WOOD  
3812 VICKIE DR  
JONESBORO, AR 72405

Subject: 1100 HUNTINGTON Parcel# 01-143134-01900

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 4/7/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

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

Thank you,

A handwritten signature in black ink, appearing to read "S. Roper".

Scott Roper

Director of Code Enforcement  
City of Jonesboro  
300 S. Church Street  
Jonesboro, AR 72401  
Phone: 870-933-4658



**CITY OF JONESBORO**  
**Code Enforcement**  
Request For Invoice

To: Tosha Moss

Date: January 22, 2026

Case #257155

Property Address 1100 Huntington Jonesboro, AR. 01-143134-01900

Letter Sent on: December 05, 2025

Comply Date: December 18, 2025

Date of Clean up Service: January 21, 2026

Need to send the following charges to this person.

Property Owner:

**WOOD VERNON**  
3812 Vickie Dr  
JONESBORO, AR 72405-8824

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	15.00
Clean up Admin Fees	250.00
Clean up and Haul off	150.00
<hr/>	
Total	\$415.00

Thank you,  
Scott Roper  
Jonesboro Police Department  
Code Enforcement Division  
PO Box 1845  
Jonesboro, AR 72403



DATE	INVOICE NO
1/22/2026	0070168

<b>BILL TO</b>
Vernon Wood 3812 Vickie Drive Jonesboro, AR 72405

<b>DUE DATE</b>
2/26/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

Code Enforcement Charges:

Filing Fee - 1100 Huntington	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 1100 Huntington	1.00	250.00	250.00	0.00	0.00	250.00
Clean Up and Haul Off - 1100 Huntington	1.00	150.00	150.00	0.00	0.00	150.00

**INVOICE TOTAL:            415.00            0.00            0.00            415.00**

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name:    Vernon Wood  
Customer No:        003641  
Account No:        0036087    - Code Enforcement Charges - 1100 Huntington

DUE DATE	INVOICE NO
2/26/2026	0070168

**Please remit payment by the due date to:**

City of Jonesboro  
300 South Church Street  
PO Box 1845  
Jonesboro, AR 72403

Invoice Total:            415.00  
Discounts:                0.00  
Credit Applied:         0.00  
Ending Balance:         415.00

**INVOICE BALANCE:            \$415.00**  
**AMOUNT PAID:                \_\_\_\_\_**



12/05/2025

WOOD VERNON  
3812 Vickie Dr  
JONESBORO AR 72405-8824

Case #: 257155

In regards to property located at 1100 HUNTINGTON, JONESBORO, AR 72401.

Dear: WOOD VERNON

Our records show that you own the property listed above. We have observed that Furniture, fencing, cardboard and other debris in a pile. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 12/18/2025. If the issue is not corrected by the date listed, the City will hire a contractor to clean up all items causing the violations, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of [www.jonesboro.org](http://www.jonesboro.org)

Section:  
**30-5 Unlawful storage**

870-273-2336

A handwritten signature in black ink, appearing to read "Chris Martin".

Chris Martin  
Code Enforcement Officer  
Jonesboro, AR 72401



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-26:031

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A TWO-YEAR LEASE CONTRACT FOR THE PURCHASE OF FIVE SANITATION SIDE LOAD TRUCKS, ONE SANITATION FRONT LOAD TRUCK AND ONE SANITATION REAR LOAD TRUCK

WHEREAS, the City of Jonesboro continues to see a need and desires to maintain the current rotation of heavy equipment for use in the Sanitation Department; and

WHEREAS, the City of Jonesboro, Arkansas approved the 2026 Budget in RES-25:196, which included the lease obligations for five Sanitation side load trucks, one Sanitation rear load truck and one Sanitation front load truck; and

WHEREAS, the City of Jonesboro, Arkansas desires to enter into a two-year lease contract with Arvest Bank for five Mack Automated Side Load Trucks, one Mack Front Load Truck and one Freightliner Rear Load Truck from River City Hydraulics, Inc. The financing proposal for the trucks is attached hereto.

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

SECTION 1: The Mayor, Harold Copenhaver and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

Date: March 17, 2026

Customer: CITY OF JONESBORO, ARKANSAS

RE: Contract Documents

Enclosed are the following finance documents concerning the above referenced customer:

Municipal Lease Agreement
Exhibit A & B
Certificate of Acceptance
Incumbency, Insurance and Essential Use Certificate
Prefund Letter
ACH
Customer Verification
8038- G Form

Please **READ EACH DOCUMENT CAREFULLY**, have them signed, dated, and witnessed if required and returned to us along with the following:

<p><b>Proof of full coverage insurance</b></p> <ul style="list-style-type: none"> <li>• All covered equipment must include year, make, model VIN and/or serial number</li> <li>• ACV or stated coverage amount, specifying comprehensive coverage</li> <li>• Deductible: No greater than \$5000</li> <li>• Aircraft must include a Breach of Warranty clause in favor of Arvest, In-Motion and Not-In Motion Deductibles listed along with a stated amount for hull coverage</li> <li>• <b>Loss Payee: Arvest Bank ISAOA/ATIMA, PO Box 2845, Sioux City, IA 51106</b></li> </ul> <p><b>TITLE Lien Holder Information: Arvest Bank - PO Box 799 Lowell, AR 72745</b></p>
---

**Please return the signed documents via email to: [ciwagner@arvest.com](mailto:ciwagner@arvest.com)**

We appreciate your business and look forward to continuing to serve your equipment finance needs.

Sincerely,

Cindy Wagner  
 Sales Support Specialist  
 Arvest Bank Equipment Finance

Please provide proof of insurance listing the following details:

- **Loss Payee: ARVEST BANK | ISAOA/ATIMA | PO BOX 2845 | Sioux City, IA 51106**
- **All equipment listed with vin numbers and/ or serial numbers**
- **Amount of Comprehensive coverage limit, or ACV**
- **Amount of Deductible**
- **Aircraft must include a Breach of Warranty clause in favor of Arvest, In-Motion and Not-In Motion Deductibles listed along with a stated amount for hull coverage**

Named Insured (Debtor):

CITY OF JONESBORO, ARKANSAS  
 300 South Church Street  
 Jonesboro, AR 72401

Description of Property Financed to above Named Insured by Secured Party named below ("Secured Party") includes the following:

<b>Collateral Description</b>	<b>Financed Amount</b>
(1) 2026 MACK LR64 Chassis VIN 1M2LR2GC5TM013057 with Python Automated Side Loader, Durapack 28 Yard Serial# 7E7311446	\$431,463.68
(1) 2026 Freightliner M2-106 VIN 1FVACXFEXTHWV5607 with Powertrak 1000 Rear Loader 20 Yard Serial# 4F1304200	\$260,308.57
(1) 2026 Mack LR 64 Chassis VIN 1M2LR2GC7TM013058 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311448	\$431,463.68
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC4TM012482 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311449	\$431,463.68
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC3TM012795 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311451	\$431,463.68
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC5TM012796 with Half/Pack Commercial Odessey Front Loader 28 Yard Serial# HPE4972999	\$479,421.44
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC1TM012794 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311450	\$431,463.68

Debtor shall Maintain:

ALL RISK PROPERTY INSURANCE covering all risk of physical loss to each item of equipment described above for the actual value of such item(s), including Arvest Bank its Subsidiaries and Affiliates as LOSS PAYEE, and an endorsement or certificate issued to Secured Party stating that payment of any loss will be made to Arvest Bank and its Subsidiaries and the Debtor.

COMPREHENSIVE GENERAL PUBLIC AND AUTO LIABILITY INSURANCE with respect to each item financed, including Arvest Bank its Subsidiaries.

**Please email ciwagner@arvest.com with any questions pertaining to insurance coverage**



**MUNICIPAL LEASE-PURCHASE AGREEMENT**  
**Lease No. 375212337**

This Municipal Lease-Purchase Agreement (this “Agreement”), dated as of March 17, 2026, is made and entered into by and between Arvest Equipment Finance, a division of Arvest Bank, an Arkansas banking corporation (“Lessor”), and CITY OF JONESBORO, ARKANSAS (“Lessee”), a Arkansas municipal corporation and a political subdivision of the State of Arkansas (the “State”).

In consideration of the mutual covenants and conditions hereinafter set forth, the parties agree as follows:

1. **Term and Payments.** Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the property described in Exhibit A hereto (together with all replacement parts, substitutions, proceeds, increases, additions, accessions, repairs and accessories incorporated therein or affixed thereto, the “Property”) for the amounts to be paid in the sums (the “Lease Payments”) and on the dates (the “Lease Payment Dates”) set forth in Exhibit B hereto. A portion of each Lease Payment shall be paid as and represents the payment of interest in the amounts set forth in Exhibit B. Subject to paragraph (c) of Section 14, the obligation of Lessee to make the Lease Payments called for in Exhibit B, except only as specifically provided for herein, shall be absolute and unconditional in all events and shall not be subject to any set-off, defense, counterclaim, or recoupment for any reason. Lessee acknowledges that it selected the Property and takes full responsibility for selection of the Property and the specifications of the Property. This Agreement shall commence on the earlier of: (a) the date on which the Property is accepted by Lessee (or the date on which Lessee accepts the first item of Property if this Agreement involves multiple items of Property) as evidenced by Lessee executing and delivering to Lessor a Certificate of Acceptance (as described herein); or (b) the date on which sufficient moneys to purchase the Property are deposited for that purpose with the Lessee or any escrow agent (the “Effective Date”). Lessee will evidence its acceptance of the Property by executing and delivering to Lessor a Certificate of Acceptance in the form attached to this Agreement or as otherwise provided by Lessor. The initial term of the Agreement means the period from the Effective Date until the end of the budget year of Lessee in effect as of the Effective Date (the “Initial Term”). This Agreement shall thereafter continue, and Lessee will be deemed to have exercised its option to continue this Agreement, unless earlier terminated as provided herein, for such optional additional one-year periods (with such one-year renewal periods being co-extensive with Lessee’s budget year; each, a “Renewal Term”), until the last Lease Payment Date set forth in Exhibit B. Throughout this Agreement, the Initial Term and all Renewal Terms shall be called the “Lease Term.” The Initial Term and all Renewal Terms through the Renewal Term including the last Lease Payment Date set forth on Exhibit B shall be referred to herein as the “Maximum Lease Term.” The Lease Term shall end on the occurrence of the earliest event specified in Section 15.
2. **Revenue Receipts.** Lessee represents and warrants that its chief administrative office, each year during the Lease Term including the last year before the year in which the Lease Term is to expire, will submit to and advocate for approval by its governing body of a budget that includes amounts

sufficient to pay the Lease Payments, plus all others sums due hereunder. Lessee also represents and warrants that its governing body, each budget year during the Lease Term, will fully consider and make all good faith and reasonable efforts to adopt a budget, for each successive budget year during the Lease Term, that specifically identifies amounts sufficient to permit Lessee to discharge all of its obligations hereunder. The obligation of Lessee to pay Lease Payments hereunder will constitute a current expense of Lessee, are from year to year and do not constitute a mandatory payment obligation of Lessee in any budget year beyond the then current budget year of Lessee. Lessee's obligation hereunder will not in any way be construed to be an indebtedness of Lessee in contravention of any applicable constitutional, charter or statutory limitation or requirement concerning the creation of indebtedness by Lessee, nor will anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of Lessee.

3. **Taxes.** The parties to this Agreement contemplate that the Property will be used for a governmental or proprietary purpose of Lessee and, therefore, that the Property will be exempt from all property taxes and other similar charges. If the use, possession or acquisition of the Property is found to be subject to taxation in any form, Lessee will pay all taxes and governmental charges lawfully assessed or levied against or with respect to the Property. In addition to the Lease Payments to be made pursuant to Section 1 hereof, Lessee agrees, to the extent permitted by law and subject to the immunity and maximum liability provisions of the tort claims act or related law or act of the laws of the State, to pay, as additional rent, on demand, an amount equal to all licenses, assessments, sales, use, real or personal property, gross receipts or other taxes, levies, imposts, duties or charges, if any, together with any penalties, fines, or interest thereon imposed against or on Lessor, Lessee or the Property by any governmental authority upon or with respect to the Property or the purchase, ownership, rental, possession, operation, return or sale of, or receipt of payments for, the Property, except any Federal or state income taxes, if any, payable by Lessor. Lessee may contest any such taxes prior to payment provided such contest does not involve any risk of sale, forfeiture or loss of the Property or any interest therein. Lessee will pay such taxes and charges as the same become due; provided that, with respect to any such taxes and charges that may lawfully be paid in installments over a period of years, Lessee will be obligated to pay only such installments that accrue during the Lease Term.

4. **Lessee's Covenants and Representations.** Lessee covenants and represents as follows:

- (a) Lessee is a political subdivision duly organized and existing under the constitution and laws of the State, and Lessee will do or cause to be done all things to preserve and keep in full force and effect its existence as a political subdivision;
- (b) Lessee has a substantial amount of one or more of the following sovereign powers: (i) the power to tax; (ii) the power of eminent domain; and (iii) police power;
- (c) Lessee represents it has full power and authority to enter into this Agreement, which has been duly authorized, executed and delivered by Lessee following proper action and approval of Lessee's governing body at a meeting duly called, for which proper notice was given in the manner required by law, which meeting was regularly convened and attended throughout by a requisite majority or quorum of the members thereof or by other appropriate official approval and is a valid and binding obligation of Lessee enforceable in accordance with its terms, and all requirements for execution, delivery, and performance of this Agreement have been, or will be, complied with in a timely manner;
- (d) All approvals from any and all sources that are required prior to Lessee entering into this Agreement have been legally given and received;

- (e) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before any court, public board or body, pending or threatened against or affecting Lessee, nor to the best of Lessee's knowledge is there any basis therefor wherein an unfavorable decision, ruling or finding would materially adversely affect the transactions contemplated by this Agreement or any other document, agreement or certificate which is used or contemplated for use in the consummation of the transactions contemplated by this Agreement or materially adversely affect the financial condition or properties of Lessee;
- (f) This Agreement constitutes the legal, valid and binding obligation of Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally;
- (g) No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default exists at the Effective Date;
- (h) Information supplied and statements made by Lessee in any financial statement or current budget prior to or contemporaneously with this Agreement are true and correct, and Lessee has experienced no material change in its financial condition or in the revenues expected to be utilized to make Lease Payments due under the Agreement since the date of such information and statements supplied to Lessor;
- (i) Lessee will comply with all applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code"), including without limitation Sections 103 and 141 through 148 thereof, and the applicable regulations of the Treasury Department to maintain the exclusion of the interest portion of the Lease Payments from gross income for purposes of federal income taxation;
- (j) Lessee will use the proceeds of this Agreement as soon as practicable and with all reasonable dispatch for the purpose for which this Agreement has been entered into. No part of the proceeds of this Agreement will be invested in any securities, obligations or other investments or used, at any time, directly or indirectly, in a manner which, if such use had been reasonably anticipated on the date of issuance of this Agreement, would have caused any portion of this Agreement to be or become an "arbitrage bond" within the meaning of Section 103(b)(2) or Section 148 of the Code and the applicable regulations of the Treasury Department;
- (k) Lessee has never failed to pay payments coming due under any bond issue, lease purchase agreement or other indebtedness obligation of Lessee;
- (l) The useful life of the Property will not be less than the Maximum Lease Term;
- (m) Lessee has an immediate need for, and expects to make immediate use of, substantially all the Property, which need is not temporary or expected to diminish in the foreseeable future; specifically, Lessee will not give priority or parity in the appropriation of funds for the acquisition or use of any additional property for purposes or functions similar to those of the Property;
- (n) Lessee has complied with such public bidding requirements as may be applicable to this Agreement and the acquisition by Lessee of the Property hereunder;

- (o) Lessee has, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds for the current budget year to make the Lease Payments scheduled to come due during the Initial Term and to meet its other obligations for the Initial Term, and such funds have not been expended for other purposes; and
- (p) There are no circumstances presently affecting Lessee that could reasonably be expected to alter its foreseeable need for the Property or adversely affect its ability or willingness to budget funds for the payment of sums due hereunder.

5. **Use and Licenses.** Lessee shall pay and discharge all operating expenses of the Property and shall cause the Property to be operated by competent persons only. Lessee shall use the Property only for its proper purposes and will not install, use, operate, or maintain the Property improperly, carelessly, or in violation of any applicable law, ordinance, rule, or regulation of any governmental authority, or in a manner contrary to the nature of the Property or the use contemplated by its manufacturer. Lessee shall keep the Property at the location stated on the Certificate of Acceptance executed by Lessee upon delivery of the Property until Lessor, in writing, permits its removal unless the Property is such that it is to be used at more than one location, or is a vehicle, in which event the Property shall be stored and kept at the location stated on the Certificate of Acceptance when not in use. The Property shall be used solely in the conduct of Lessee's operations. Lessee shall obtain, at its expense, all registrations, permits, and licenses, if any, required by law for the installation and operation of the Property. Any license plates used on the Property shall be issued in the name of Lessee. If the Property is titled Property then Lessee shall cause a title to be issued in accordance with applicable law, and the title shall be delivered to Lessor showing the interest of Lessor.

6. **Maintenance.** Lessor shall not be obligated to make any repairs or replacements. At its own expense, Lessee shall service, repair, preserve and maintain the Property in as good condition, repair, appearance, and working order as when delivered to Lessee hereunder, ordinary wear and tear from proper use alone excepted, and shall replace any and all parts thereof which may from time to time become worn out, lost, stolen, destroyed, or damaged beyond repair or rendered unfit for intended use, for any reason whatsoever, all of which replacements shall be free and clear of all liens, encumbrances, and claims of others and shall become part of the Property and subject to this Agreement. Lessor may, in its sole and exclusive direction, but has no duty or obligation to do so, discharge such costs, expenses and insurance premiums necessary for the repair, maintenance and preservation of the Property, and all sums so expended shall be due from Lessee in addition to rental payments hereunder. If requested to do so by Lessor, Lessee will enter into a maintenance contract for the Property with the vendor(s).

7. **Alterations.**

- (a) Lessee may, at its own expense, install or place in or on, or attach or affix to, the Property such equipment or accessories as may be necessary or convenient to use the Property for its intended purposes provided that such equipment or accessories do not impair the value or utility of the Property. All such equipment and accessories shall be removed by Lessee upon termination of this Agreement, provided that any resulting damage shall be repaired at Lessee's expense. Unless Lessee has properly exercised its option to purchase pursuant to Section 13 hereof, any such equipment or accessories not removed upon the termination of this Agreement shall become the property of Lessor. Accessions shall become part of the Property and may not be removed by Lessee.

- (b) Without the written consent of Lessor, Lessee shall not make any other alterations, modifications, or improvements to the Property except as required or permitted hereunder. Any other alterations, modifications, or improvements to the Property shall immediately become part of the Property, subject to this Agreement. Without the prior written consent of Lessor, Lessee shall not affix or attach any of the Property to any real property. The Property shall remain personal property regardless of whether it becomes affixed or attached to real property or permanently rests upon any real property or any improvement thereon.
8. **Liens.** Lessee shall not directly or indirectly create, incur, assume, or suffer to exist any mortgage, security interest, pledge, lien, charge, encumbrance, or claim on or with respect to the Property, title thereto, or any interest therein, except the respective rights of Lessor and Lessee hereunder.
9. **Damages to or Destruction of Property.** Lessee shall bear the entire risk of loss, damage, theft, or destruction of the Property from any and every cause whatsoever, and no loss, damage, destruction or other event shall release Lessee from the obligation to pay the full amount of the Lease Payments or from any other obligation under this Agreement. In the event the Property or any portion thereof is damaged or destroyed, in whole or in part, or is damaged by fire or other casualty, Lessee will immediately place the same in good repair with proceeds of any insurance recovery applied to the cost of such repair. In the event title to, or the temporary use of, the Property or any part thereof or the interest of Lessee or Lessor in the Property or any part thereof will be taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or corporation acting under governmental authority, Lessee and Lessor will cause the proceeds of any insurance claim or condemnation award to be applied to the prompt replacement, repair, restoration, modification or improvement of the Property, unless Lessee has exercised its option to purchase the Property pursuant to Section 13. If Lessor determines that any item of Property is lost, stolen, destroyed, or damaged beyond repair, Lessee, at the option of Lessor, will either: (a) replace the same with like property in good repair, or (b) on the next Lease Payment Date, pay Lessor (i) all amounts then owed by Lessee to Lessor under this Agreement, including the Lease Payment due on such date, and (ii) an amount equal to the applicable Option to Purchase Value set forth in Exhibit B.
10. **Insurance.** At its own expense, Lessee shall either be self-insured with regard to the Property (but only if Lessee has Lessor's written permission to be self-insured) or shall purchase and maintain insurance with regard to the Property ("company insured"). Lessee shall indicate on each Certificate of Acceptance executed in relation to this Agreement its election to be self-insured or company insured with regard to the Property listed on that Certificate of Acceptance. Whether Lessee is self-insured or company insured, Lessee shall, for the term of this Agreement, at its own expense, provide comprehensive liability insurance with respect to the Property, insuring against such risks and in such amounts as are customary for lessees of property of a character similar to the Property (but in no event less than ten million dollars). In addition, Lessee shall, for the term of this Agreement, at its own expense, provide casualty insurance with respect to the Property, insuring against customary risks, coverage at all times not less than the amount of the unpaid principal portion of the Lease Payments required to be made pursuant to Section 1 as of the last preceding Lease Payment Date specified in Exhibit B. If insurance policies are provided with respect to the Property, all insurance policies shall be with insurers authorized to do business in the state where the Property is located and shall name both Lessor and Lessee as insured's as their respective interests may appear. All such casualty and liability insurance will be with insurers acceptable to Lessor, will name Lessor as a loss payee and an additional insured, and will contain a provision to the effect that such insurance will not be cancelled or modified materially without first giving written notice thereof to Lessor at least ten days in advance of such cancellation or

modification. Insurance proceeds from casualty losses shall be payable solely to Lessor, subject to the provisions of Section 9. Lessee shall, within three days of a request, deliver to Lessor evidence of the required coverages together with premium receipts, and each insurer shall agree to give Lessor written notice of non-payment of any premium due and ten (10) days' notice prior to cancellation or alteration of any such policy. Lessee shall also carry and require any other person or entity working on, in, or about the Property to carry worker's compensation insurance covering employees on, in, or about the Property. In the event Lessee fails, for any reason, to comply with the requirements of this Section: (a) Lessor may but is not required to (and shall have no liability for not doing so) in its sole and exclusive discretion, purchase insurance covering liability and/or casualty loss, and charge the same to Lessee; and (b) to the extent permitted by applicable law and subject to the immunity and maximum liability provisions of the tort claims act or related law or act of the laws of the State, Lessee shall indemnify, save harmless and, at Lessee's sole expense, defend Lessor and its agents, employees, officers, and directors and the Property against all risk of loss not covered by insurance.

11. **Indemnification.** To the extent permitted by law and subject to the immunity, liability and procedural provisions of the tort claims act or related law or act of the laws of the State, Lessee shall indemnify and save harmless, Lessor and its agents, employees, officers, and directors from and, at Lessee's expense, defend Lessor and its agents, employees, officers, and directors against all liability, obligations, losses, damages, penalties, claims, actions, costs, and expenses (including but not limited to reasonable attorneys' fees) of whatsoever kind or nature which in any way relate to or arise out of this Agreement or the ownership, rental, possession, operation, condition, sale, or return of the Property. All amounts which become due from Lessee under this Section 11 shall be credited with any amounts received by Lessor from insurance provided by Lessee (which is not applied to others sums due from Lessee) and shall be payable by Lessee within thirty (30) days following demand therefore by Lessor and shall survive the termination or expiration of this Agreement.
12. **No Warranty.** Lessee acknowledges that Lessor is not a dealer or manufacturer of Property of any kind and is not the seller of the Property, and that each unit of Property is of a type, size, design and capacity selected solely by Lessee. Lessee also acknowledges that Lessor finances the Property without any obligation to install, test, erect, service or maintain the Property. The only warranty applicable to the Property, if any, is that of the vendor(s). EXCEPT FOR REPRESENTATIONS, WARRANTIES, AND SERVICE AGREEMENTS RELATING TO THE PROPERTY MADE OR ENTERED INTO BY THE MANUFACTURERS OR SUPPLIERS OF THE PROPERTY, ALL OF WHICH ARE HEREBY ASSIGNED TO LESSEE, LESSOR HAS MADE AND MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AND ASSUMES NO OBLIGATION WITH RESPECT TO THE TITLE, OR THE CONFORMITY OF THE PROPERTY TO SPECIFICATION OR PURCHASE ORDER, ITS DESIGN, DELIVERY, INSTALLATION OR OPERATION. LESSEE LEASES THE PROPERTY AS IS. ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, VALUE, CONDITION, QUALITY, DURABILITY OR SUITABILITY OF THE PROPERTY IN ANY RESPECT OR IN CONNECTION WITH, OR FOR THE PURPOSES OR USES OF LESSEE, ARE HEREBY WAIVED AND DISCLAIMED. All such risks shall be borne by Lessee without in any way excusing Lessee from its obligations under this Agreement, and Lessor shall not be liable to Lessee for any damages on account of such risks. All claims or actions on any warranty so assigned shall be made or prosecuted by Lessee, at its sole expense, upon prior written notice to Lessor. Lessor may, but shall have no obligation whatsoever to, participate in such claim or action on such warranty, on Lessor's behalf at Lessor's expense. Any recovery under such a warranty shall be made payable jointly to Lessee and Lessor. Lessee may have rights under the contract(s) with the vendor(s) evidencing the purchase of the Property; Lessee is advised to contact

the vendor(s) of such Property for a description of any such rights. Lessee hereby assigns to Lessor during the Lease Term all warranties running from the vendor(s) to Lessee. Lessor hereby irrevocably appoints Lessee its agent and attorney in fact during the Lease Term, so long as Lessee is not in default hereunder, to assert from time to time whatever claims and rights (including, without limitation, warranties) related to the Property that Lessor may have against the vendor(s). Lessee's sole remedy for the breach of any such warranty, indemnification or representation will be against the vendor(s), and not against Lessor. Any such matter will not have any affect whatsoever on the rights and obligations of Lessor with respect to this Agreement, including the right to receive full and timely payments hereunder. Lessee expressly acknowledges that Lessor makes, and has made, no representations or warranties whatsoever as to the existence or availability of such warranties by the vendor(s).

**13. Option to Purchase.** On any date following **April 3, 2028**, and provided Lessee has complied with the terms and conditions of this Agreement, Lessee shall have the option to purchase not less than all of the Property which is then subject to this Agreement, "AS IS" and "WHERE IS", for the Option to Purchase Amounts set forth in Exhibit B (the "Option to Purchase Amount"). Lessee may exercise such option to purchase by giving written notice to Lessor, not less than sixty (60) days prior to the date specified in Exhibit B for the exercise of such option at the following times and upon the following terms: (a) on any Lease Payment Date, provided that Lessee makes timely payment of all Lease Payments specified in Exhibit B and all other amounts then due hereunder plus the then-applicable Option to Purchase Amount; or (b) in the event of substantial damage to or destruction or condemnation (other than by Lessee or any entity controlled by or otherwise affiliated with Lessee) of substantially all of the Property, on the day Lessee specifies as the purchase date in Lessee's notice to Lessor of its exercise of its option to purchase the Property, upon payment in full of the Lease Payments specified in Exhibit B and all other amounts then due hereunder plus (i) the Option to Purchase Amount set forth in Exhibit B for such purchase date if such purchase date is a Lease Payment Date or the Option to Purchase Amount for the immediately preceding Lease Payment Date if such purchase date is not a Lease Payment Date, and (ii) if such day is not a Lease Payment Date, an amount equal to the portion of the interest component of the Lease Payment scheduled to come due on the following Lease Payment Date accrued from the immediately preceding Lease Payment Date to such purchase date, computed on the basis of a 360 day year of twelve 30 day months. Upon exercise of the option to purchase and payment of the applicable Option to Purchase Amount, Lessee shall be deemed to have acquired all of Lessor's right, title, and interest in and to the Property, free of any lien, encumbrance, or security interest except such liens, encumbrances, or security interest as may be created, or permitted and not discharged, by Lessee but without other warranties. Payment of the applicable Option to Purchase Amount shall occur on the applicable Lease Payment Date specified in Exhibit B, at which time Lessor shall, unless not required hereunder, deliver to Lessee a quitclaim bill of sale transferring Lessor's interest in the Property to Lessee free from any lien, encumbrance, or security interest except such as may be created, or permitted and not discharged, by Lessee but without other warranties. Upon Lessee's actual or constructive payment of the Option to Purchase Amount and Lessor's actual or constructive delivery of a quitclaim bill of sale covering the Property, this Agreement shall terminate except as to obligations or liabilities accruing hereunder prior to such termination and obligations and liabilities hereunder that expressly survive the termination of this Agreement.

**14. Default and Lessor's Remedies.**

(a) Subject to the provisions of paragraph (c) of this Section 14, the occurrence of one or more of the following events shall constitute an "Event of Default," whether occurring

voluntarily or involuntarily, by operation of law or pursuant to any order of any court or governmental agency:

- (1) Lessee fails to make any payment required to be paid hereunder at the time specified herein;
  - (2) Lessee fails to comply with any other covenant, condition or agreement of Lessee hereunder for a period of ten (10) days after notice thereof is given to Lessee by Lessor;
  - (3) Any statement, representation or warranty made by Lessee in or pursuant to this Agreement or its execution, delivery or performance, including but not limited to those representations and warranties in the Section titled "Revenue Receipts" and in the Section titled "Lessee's Covenants and Representations", shall prove to be false, incorrect, misleading, or breached in any material respect as of the date made;
  - (4) Lessee makes, permits, or suffers any unauthorized assignment, transfer, or other disposition of this Agreement or any interest herein, or any part of the Property or any interest therein;
  - (5) Any provision of this Agreement will at any time for any reason cease to be valid and binding on Lessee, or will be declared to be null and void, or the validity or enforceability thereof will be contested by Lessee or any governmental agency or authority if the loss of such provision would materially adversely affect the rights or security of Lessor, or Lessee will deny that it has any further liability or obligation under this Agreement; or
  - (6) Lessee becomes insolvent; or admits in writing its inability to pay its debts as they mature; or applies for, consents to or acquiesces in the appointment of a trustee, receiver, or custodian for Lessee or a substantial part of its property; or, in the absence of such application, consent, or acquiescence, a trustee, receiver, liquidator or custodian is appointed for Lessee or a substantial part of its property and is not discharged within sixty (60) days; or any bankruptcy, reorganization, debt arrangement, moratorium, or any proceeding under any bankruptcy or insolvency law, or any dissolution or liquidation proceeding is instituted by or against Lessee and, if instituted against Lessee, is consented to or acquiesced in by Lessee or is not dismissed within sixty (60) days; or Lessee makes a general assignment for the benefit of creditors.
- (b) To the extent permitted by law, and only upon the occurrence of any Event of Default specified herein, Lessor may, at its sole discretion without any further demand or notice, exercise any or all of the following remedies:
- (1) Enforce this Agreement by appropriate action to collect all amounts due or to become due hereunder, by acceleration of any amounts due, or action to cause Lessee to perform its other obligations hereunder in which event Lessee shall be liable for all costs and expenses incurred by Lessor;
  - (2) With or without terminating the Agreement, but only to the extent permitted by law, Lessor may accelerate all amounts due and payable under this Agreement,

enter the premises where the Property is located and retake possession of the Property, without demand or notice and without court order or any process of law, and remove and relet the same for Lessee's account, in which event Lessee: waives any and all damages resulting therefrom; shall be liable for all costs and expenses incurred by Lessor in connection therewith; shall pay to Lessor the difference, if any, between the amounts to be paid pursuant to Section 1 hereof titled "Term and Payments" less the amounts received and to be received by Lessor in connection with any such reletting in the event that such figure is a positive figure; and waives the right to receive the difference, if any, between the amounts to be paid pursuant to Section 1 hereof titled "Term and Payments" less the amounts received and to be received by Lessor in connection with any such reletting in the event that such figure is not a positive figure;

- (3) Terminate this Agreement, repossess the Property, and accelerate all amounts due and payable under this Agreement, in which event Lessee shall be liable for any amounts payable hereunder through the date of such termination and all costs and expenses incurred by Lessor in connection therewith plus the amount by which the applicable Option to Purchase Amount (calculated as if the option to purchase was exercised as of the date of termination) exceeds the then value of the Property;
- (4) Sell the Property or any portion thereof for Lessor's account at public or private sale, for cash or credit, without demand or notice to Lessee of Lessor's intention to do so, or sublease or relet the Property for a term and a rental which may be equal to, greater than, or less than the Lease Payments and Lease Term provided herein. If the proceeds from any such sale or rental payments received under a new agreement made for the periods prior to the expiration of this Agreement are less than the sum of (i) the costs of such repossession, sale, relocation, storage, reconditioning, subleasing, reletting, and reinstallation of the Property (including but not limited to reasonable attorneys' fees), (ii) the unpaid principal balance derived from Exhibit B as of the last preceding Lease Payment Date specified in Exhibit B, and (iii) any past due amounts hereunder (plus interest on such unpaid principal balance at the rate specified in Section 20 hereof, prorated to the date of such sale, reletting, or sublease), all of which shall be paid to Lessor, Lessor shall retain all such proceeds, and Lessee shall remain liable for any deficiency, which shall be immediately due and payable to Lessor;
- (5) Pursue and exercise any other remedy available at law or in equity. In all events Lessee shall be liable for any and all costs and expenses incurred by Lessor in connection with the exercise of any remedies. "Costs and expenses," as that term is used herein, shall mean, to the extent allowed by law: (i) reasonable attorneys' fees if this Agreement is referred for collection to an attorney who is not a salaried employee of Lessor or the holder of this Agreement; (ii) court costs and disbursements including such costs in the event of any action necessary to secure possession of the Property; and (iii) actual and reasonable out-of-pocket expenses incurred in connection with any repossession or foreclosure, including costs of storing, reconditioning, and reselling the Property, subject to the standards of good faith and commercial reasonableness set by the Uniform Commercial Code. To the extent permitted by law, Lessee waives all rights under all exemption laws; or
- (6) Lessee gives Lessor permission to enter upon any property where the Property is or may be located and/or stored for purposes of taking possession of same. In the

event that Lessor takes possession of the Property, Lessor shall have the right to take possession of and sell any and all Property located thereon and/or therein.

- (c) Notwithstanding anything contained in the Agreement to the contrary, it is understood and agreed by the parties hereto that the Lessee is obligated only to pay Lease Payments, plus any other sums due hereunder under the Agreement as may lawfully be made from funds budgeted and appropriated for those purposes during the Lessee's then current budget year or from funds made available from any lawfully operated, revenue producing source. Should Lessee fail to budget, appropriate or otherwise make available funds for payments due under the Agreement in any budget year, the Agreement shall be deemed terminated on the last day of the then current budget year for which appropriations were received without penalty or expense to the Lessee of any kind whatsoever, except as to the portions of the recurring charges herein agreed upon for which funds shall have been appropriated and budgeted or are otherwise made available. Lessee agrees to notify Lessor of such termination, which termination shall not constitute an Event of Default under the Agreement, at least sixty (60) days prior to the end of Lessee's then current budget year, but failure to give such notice will not extend the term of this Agreement beyond the then current budget year. If this Agreement is terminated in accordance with this Section, Lessee agrees, at Lessee's cost and expense, to peaceably deliver the Property to Lessor at the location or locations specified by Lessor. Notwithstanding the foregoing and only to the extent permitted by law, Lessee agrees that, if the Agreement is terminated in accordance with the provisions of this Section, Lessee shall not acquire or purchase any property of the type described in Exhibit A hereto for a period of ninety (90) days from the end of the then current budget year of the Lessee.

15. **Termination.** Unless Lessee has properly exercised its option to purchase pursuant to Section 13 hereof, Lessee shall, upon the expiration of the Lease Term or any earlier termination hereof pursuant to the terms of this Agreement, deliver the Property to Lessor unencumbered and in at least as good condition and repair as when delivered to Lessee, ordinary wear and tear resulting from proper use alone excepted, to such location or locations as Lessor shall designate at or within a reasonable distance from the general location of the Property. If Lessee fails to deliver the Property to Lessor, as provided in this Section 15, on or before the date of termination of this Agreement, Lessee shall pay to Lessor upon demand, for each month during the hold-over period, an amount equal to highest amount due during the Lease Term as a Lease Payment. If termination is due to a default, the provisions of Section 14 titled "Default and Lessor's Remedies" shall be applicable. Lessee hereby waives any right which it now has or which might be acquired or conferred upon it by any law or order of any court or other governmental authority to terminate this Agreement or its obligations hereunder, except in accordance with the express provisions hereof. The Lease Term will terminate upon the earlier to occur of: (a) the expiration of the Initial Term or any Renewal Term of this Agreement and the nonrenewal of this Agreement in the event of nonappropriation of funds pursuant to paragraph (c) of Section 14; (b) the exercise by Lessee of the option to purchase the Property under the provisions of Section 13 and payment of the Option to Purchase Amount and all amounts payable in connection therewith; (c) the occurrence of an Event of Default and Lessor's election to terminate this Agreement under Section 14; or (d) the payment by Lessee of all Lease Payments authorized or required to be paid by Lessee hereunder through the Maximum Lease Term.
16. **Assignment.** Without Lessor's prior written consent, Lessee will neither (i) assign, transfer, pledge, hypothecate, grant any security interest in, or otherwise dispose of this Agreement or the Property or any interest in this Agreement or the Property; or (ii) sublet or lend the Property or permit it to be used by anyone other than Lessee or Lessee's employees. Lessor's rights, title, and

interest in, to and under this Agreement and the Property, and any other documents executed with respect to this Agreement may be assigned and reassigned by Lessor in whole or in part (including the grant or assignment in whole or in part of a security interest in this Agreement and/or the Property) to one or more assignees without the necessity of obtaining the consent of Lessee and to the extent permitted by law. Any such assignees shall have all of the rights of Lessor under this Agreement. Subject to the foregoing, this Agreement inures to the benefit of and is binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto. No assignment or reassignment of any of Lessor's rights, title, or interest in this Agreement or the Property shall be effective with regard to Lessee unless and until Lessee shall either have received a copy of the document by which the assignment or reassignment is made, or a notice signed by an officer of Lessor is delivered to Lessee, in either event disclosing the name and address of such assignee. No further action will be required by Lessor or by Lessee to evidence the assignment, but Lessee will acknowledge receipt of such assignment in writing if so required. During the term of this Agreement, and so long as Lessee is provided with written evidence of any assignment or reassignment, unless an exception otherwise applies, Lessee shall keep a complete and accurate record of all such assignments in form necessary to comply with Section 149(a) of the Code, and the regulations, proposed or existing, from time to time promulgated there under. Lessee agrees to execute all documents, including notices of assignment and chattel mortgages or financing statements, that may be reasonably requested by Lessor or any assignee to protect Lessor's interest in the Property and in this Agreement and agrees to the filing of financing statements with respect to the Property and this Agreement to the extent permitted by the laws of the State. Lessee will not have the right to and will not assert against any assignee any claim, counterclaim, defense, set-off or other right Lessee may have against Lessor.

17. **Personal Property.** The Property is and shall at all times be and remain personal property.
18. **Title.** Upon acceptance of the Property by Lessee hereunder as evidenced by Lessee's Certificate of Acceptance, Lessee shall have title to the Property during the term of this Agreement; however, in the event of an Event of Default hereunder and for so long as such Event of Default is continuing, Lessor may elect to have title transferred to its name.
19. **Lessor's Right to Perform for Lessee.** If Lessee fails to make any payment or perform or comply with any of its covenants or obligations hereunder, Lessor may, but shall not be required to, make such payment or perform or comply with such covenants and obligations on behalf of Lessee, and the amount of any such payment and the expenses (including but not limited to reasonable attorneys' fees) incurred by Lessor in performing or complying with such covenants and obligations, as the case may be, together with interest thereon at the rate applicable upon default, shall be payable by Lessee upon demand. Any and all other remedies provided for herein shall remain applicable.
20. **Interest on Default.** If Lessee fails to pay any Lease Payment specified in Section 1 hereof within ten (10) days after the due date thereof, Lessee shall pay to Lessor interest on such delinquent payment from the due date until paid at the interest rate specified on Exhibit B.
21. **Notices.** Any notices to be given or to be served upon any party hereto in connection with this Agreement must be in writing and may be given by regular mail, and shall be deemed to have been given and received forty-eight (48) hours after the letter containing such notice, postage prepaid, is deposited in the United States mail, and if given otherwise shall be deemed to have been given when delivered to and received by the party to whom it is addressed. Such notice shall be given to the parties at their respective addresses designated on the signature page of this Agreement or at such other address as either party may hereafter designate.

22. **Security Interest.** As security for Lessee's covenants and obligations hereunder, and only to the extent permitted by law, Lessor retains (and Lessee hereby grants to Lessor, and its successors), a security interest constituting a first lien on the Property, all accessions, additions and attachments thereto and substitutions therefrom and all proceeds therefrom, and, in addition to Lessor's rights hereunder, all of the rights and benefits of a secured party under the Uniform Commercial Code as in effect from time to time hereafter in the state in which the Property is located or any other state which may have jurisdiction over the Property. Lessee agrees to execute, acknowledge and deliver to Lessor in recordable form upon request any instruments with respect to the Property or this Agreement considered necessary or desirable by Lessor to perfect, maintain and/or continue its security interest in accordance with the laws of the applicable jurisdiction. Lessee agrees that financing statements may be filed with respect to the security interest in the Property. As further security therefor, Lessee grants to Lessor a first priority security interest in the cash and negotiable instruments from time to time comprising the escrow fund, if any, established under any related escrow agreement, if any, and all proceeds (cash and non-cash) thereof, and agrees with respect thereto that Lessor shall have all the rights and remedies of a secured party.
23. **Bank Qualification.** Lessee certifies that (a) it does not reasonably anticipate that more than \$10 million of tax-exempt obligations (other than private activity bonds that are not qualified 501(c)(3) bonds) will be issued by or on behalf of Lessee (or by any subordinate entities of Lessee) during the calendar year in which this Agreement is executed; and (b) Lessee (including all subordinate entities of Lessee) will not issue tax-exempt obligations (other than private activity bonds that are not qualified 501(c)(3) bonds) during the calendar year that the Agreement is executed and delivered, including the Agreement, in an amount that exceeds \$10 million, without first obtaining and delivering to Lessor the written advice of special tax counsel that the designation of the Agreement as a "qualified tax-exempt obligation" will not be adversely affected. Lessee hereby designates the Agreement as a "qualified tax-exempt obligation" under Section 265(b)(3) of the Code.
24. **Private Payment or Security.** Throughout the Lease Term, neither the payment of the Lease Payments hereunder nor any portion thereof is (i) secured by any interest in property used or to be used in a trade or business of a nonexempt person (within the meaning of Section 103 of the Code) or in payments in respect of such property or (ii) derived from payments in respect of property, or borrowed money, used or to be used in a trade or business of a nonexempt person (within the meaning of Section 103 of the Code).
25. **Private Business Use.** Throughout the Lease Term, all of the Property is expected to be owned and used by Lessee for purposes that are essential to the proper, efficient, and economic operation of Lessee. Throughout the Lease Term, the Lessee does not expect to have, and will not enter into, any agreements with any entity or person that relate to the use, operation or maintenance of the Property. Other than Lessee, no person or entity will own the Property or otherwise use, benefit from or enjoy the Property during the Lease Term. Throughout the Lease Term, no portion of the Property will be used directly or indirectly in any trade or business carried on by any nonexempt person (within the meaning of Section 103 of the Code). The Lessee may deviate from the provisions of this Section, provided such deviation is otherwise permitted under this Agreement, and Lessee first obtains an opinion of nationally recognized counsel in the area of tax exempt municipal obligations satisfactory to Lessor and addressed to Lessee and Lessor to the effect that the proposed deviation will not adversely affect the exclusion of the interest portion of the Lease Payments payable under the Agreement from gross income for federal income tax purposes.
26. **Arbitrage Rebate & Yield Restriction.** Lessee has incurred, or will incur within 6 months after the Effective Date, a substantial binding obligation to a third party to spend at least 5% of the sale

proceeds of the Agreement on the Property. The acquisition and installation of the Property and the allocation of the sale proceeds of the Agreement to expenditures will proceed with due diligence. At least 85% of the sale proceeds of the Agreement will be used to carry out the governmental purpose of the Agreement within 3 years after the Effective Date, and not more than 50% of the proceeds of the Agreement will be invested in investments having a substantially guaranteed yield for 4 years or more. All sale proceeds of the Agreement and any amounts received from investing the sale proceeds of the Agreement are expected to be allocated to expenditures for the Property in accordance with the following schedule: (1) 15% within 6 months from the Effective Date; (2) 60% within 12 months from the Effective Date; and (3) 100% within 18 months from the Effective Date. Prior to the expenditure of these amounts, Lessee expects to invest the sale proceeds in a money market account at a yield that is less than the yield on the Agreement. Lessee has not created or established, and does not expect to create or establish, any sinking fund, reserve fund, pledge fund, or other similar fund (1) that is reasonably expected to be used to pay the Lease Payments, or (2) that may be used solely to prevent a default in the payment of the Lease Payments if Lessee encounters financial difficulty. If these amounts are invested and allocated to expenditures as set forth in this paragraph, and if Lessee does not establish any sinking fund, reserve fund, pledge fund, or similar fund with respect to the Agreement, then no rebate or yield reduction computations will be necessary for the Agreement. If these amounts are not invested and spent as set forth in this paragraph, Lessee will engage special tax counsel, an independent certified public accountant, or a rebate analyst to compute arbitrage rebate on the Agreement and to pay rebate to the United States at least once every five years, and within 60 days following the Lease Term in accordance with Code § 148(f). In furtherance of the foregoing, Lessee covenants and agrees to file all necessary informational returns on a timely basis with the IRS in order for this Agreement to qualify as a tax-exempt obligation under Section 103 of the Code. Lessee agrees to provide Lessor with copies of all such filed returns relating to this Agreement contemporaneous with their filing. If Lessee fails to prepare any required rebate or yield reduction computations or to file the necessary informational returns with the IRS on a timely basis, Lessee hereby authorizes Lessor to engage a tax professional of Lessor's choosing to complete the required computations or returns, as applicable, on Lessee's behalf and at Lessee's expense. Lessee agrees to execute and file with the IRS any returns prepared by Lessor on Lessee's behalf.

27. **JURY TRIAL WAIVER.** THE PARTIES HERETO, AFTER CONSULTING (OR HAVING HAD AN OPPORTUNITY TO CONSULT) WITH COUNSEL OF THEIR CHOICE AND TO THE EXTENT PERMITTED BY LAW, KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY AND ALL LITIGATION RELATED TO AND/OR ARISING OUT OF THIS AGREEMENT, ANY AGREEMENTS RELATED TO THIS AGREEMENT, AND/OR THE TRANSACTION CONTEMPLATED BY THIS AGREEMENT.
28. **LIMITATION OF REMEDIES AGAINST LESSOR.** LESSOR SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY LOSS OF BUSINESS, LOSS OF PROFITS, CONSEQUENTIAL DAMAGES, OR OTHER DAMAGE CAUSED BY AND OR RELATED TO THIS AGREEMENT AND/OR THE PROPERTY INCLUDING BUT NOT LIMITED TO: TIME LOST IN REPAIR OR REPLACING ANY PROPERTY, IRRESPECTIVE OF THE CAUSE THEREOF; FAILURE OR DELAY IN DELIVERING ANY PROPERTY LEASED OR TO BE LEASED HEREUNDER; FAILURE TO PERFORM ANY PROVISION HEREOF; FIRE OR OTHER CASUALTY; RIOT, STRIKE OR OTHER LABOR DIFFICULTY; GOVERNMENTAL REGULATIONS OR RESTRICTIONS; THEFT, DAMAGE TO, LOSS OF, DEFECT IN OR FAILURE OF ANY PROPERTY LEASED HEREUNDER; OR ANY OTHER CAUSE WHETHER OR NOT DUE TO NEGLIGENCE OR BEYOND LESSOR'S CONTROL. THERE SHALL BE NO ABATEMENT OR APPORTIONMENT OF MONTHLY RENT AT

ANY TIME OR FOR ANY REASON EXCEPT AS SPECIFICALLY ALLOWED BY THE TERMS OF THIS AGREEMENT.

**29. Miscellaneous.**

- (a) Lessee shall, whenever requested, advise Lessor of the exact location and condition of the Property and shall give Lessor immediate notice of any attachment or other judicial process affecting the Property. Lessor may, for the purpose of inspection, at all reasonable times enter upon any job, building, or place where the Property and the books and records of Lessee with respect thereto are located.
- (b) Lessee agrees to equitably adjust the amount of each remaining Lease Payment if there is a determination for any reason that the interest payable pursuant to this Agreement (as incorporated within the schedule of Lease Payments on Exhibit B) is not excludable from federal gross income in accordance with the Code, such as to make Lessor and its assigns whole. Lessee agrees to pay to Lessor promptly after any such determination and on each Lease Payment Date thereafter an additional amount determined by Lessor to compensate Lessor for the loss of such excludability (including without limitation, compensation relating to interest expense, penalties or additions to tax), which determination shall be conclusive absent manifest error.
- (c) Time is of the essence. No covenant or obligations hereunder to be performed by Lessee maybe waived except by the written consent of Lessor, and a waiver of any such covenant or obligation or a forbearance to invoke any remedy on any occasion shall not constitute or be treated as a waiver of such covenant or obligation as to any other occasion and shall not preclude Lessor from invoking such remedy at any later time prior to Lessee's cure of the condition giving rise to such remedy. Lessor's rights hereunder are cumulative and not alternative.
- (d) This Agreement shall be construed in accordance with, and governed by, the laws of the State.
- (e) This Agreement constitutes the entire agreement between the parties and shall not be modified, waived, discharged, terminated, amended, altered, or changed in any respect except by a written document signed by both Lessor and Lessee. The execution hereof on behalf of Lessee and Lessor shall be deemed to constitute the acceptance by Lessee and Lessor of the terms and conditions of each and every addendum, rider, supplement, schedule annex, attachment and exhibit hereto (to the extent the same exists) as if such document was separately and individually executed on behalf of such party hereto and shall constitute a part of this Agreement.
- (f) In the event any term or provision of this Agreement is held or found to be invalid, prohibited by law or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision in this Agreement.
- (g) Lessor shall have the right at any time or times, by notice to Lessee, to designate or appoint any person or entity to act as agent or trustee for Lessor for any purposes hereunder.
- (h) All transportation charges shall be borne by Lessee. Lessee will immediately notify Lessor of any changes occurring in or to the Property, of a change in Lessee's address, or in any

fact or circumstance warranted or represented by Lessee to Lessor, or if any Event of Default occurs.

- (i) Use of the neuter gender herein is for purposes of convenience only and shall be deemed to mean and include the masculine or feminine gender whenever and wherever appropriate.
- (j) The captions set forth herein are for convenience of reference only and shall not define or limit any terms or provisions hereof.
- (k) Except as otherwise provided herein, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representative, successors, and assigns, where permitted by this Agreement.
- (l) **NO THIRD PARTY BENEFICIARIES:** There are no third party beneficiaries of this Agreement and/or the transaction contemplated by this Agreement.
- (m) As used in this Agreement, the terms “law,” “laws,” “applicable law,” or “applicable laws” shall mean any applicable State law, rule, regulation, interpretation, judicial decision, letter ruling, court order, charter, ordinance, administrative directive, school mandate, including, without limitation, any written policy, resolution, directive or approval of trustees, school board or other authority with decision making power affecting Lessee, the Property or the obligations under this Agreement.
- (n) **ELECTRONIC SIGNATURES.** Lessor and Lessee agree that fax signatures are enforceable and that copies received via fax machines constitute an original signature for this Agreement and for any documents related to this Agreement. Documents received in electronic format (PDF, TIF and/or similar method) which are a copy of an original, showing a copy of a signature, are enforceable as if the enforcing party had the original signature.

*[remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the parties have duly executed this Agreement on and as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LESSEE: CITY OF JONESBORO, ARKANSAS

300 South Church Street  
Jonesboro, AR 72401

BY: \_\_\_\_\_

PRINTED NAME: Harold Copenhaver

PRINTED TITLE: Mayor

WITNESS SIGNATURE: \_\_\_\_\_

BY: \_\_\_\_\_

PRINTED NAME: April Leggett

PRINTED TITLE: City Clerk

WITNESS SIGNATURE: \_\_\_\_\_

LESSOR: ARVEST EQUIPMENT FINANCE, a division of Arvest Bank

P.O. Box 11110

Fort Smith, AR 72917

BY: \_\_\_\_\_

PRINTED NAME: Joey Parker

PRINTED TITLE: Commercial Banker 2

**EXHIBIT A  
DESCRIPTION OF PROPERTY**

MUNICIPAL LEASE-PURCHASE AGREEMENT (THE "AGREEMENT") BY AND BETWEEN  
LESSOR, ARVEST EQUIPMENT FINANCE, a division of Arvest Bank,  
AND LESSEE, CITY OF JONESBORO, ARKANSAS, Dated as of March 17, 2026.

DESCRIPTION
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC5TM013057 with Python Automated Side Loader, Durapack 28 Yard Serial# 7E7311446
(1) 2026 Freightliner M2-106 VIN 1FVACXFEXTHWV5607 with Powertrak 1000 Rear Loader 20 Yard Serial# 4F1304200
(1) 2026 Mack LR 64 Chassis VIN 1M2LR2GC7TM013058 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311448
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC4TM012482 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311449
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC3TM012795 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311451
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC5TM012796 with Half/Pack Commercial Odessey Front Loader 28 Yard Serial# HPE4972999
(1) 2026 Mack LR64 Chassis VIN 1M2LR2GC1TM012794 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311450

PROPERTY LOCATION

300 South Church Street Jonesboro, AR 72401

**EXHIBIT B**  
**SCHEDULE OF LEASE PAYMENTS & OPTION TO PURCHASE AMOUNTS**

MUNICIPAL LEASE-PURCHASE AGREEMENT (THE "AGREEMENT") BY AND BETWEEN  
LESSOR, ARVEST EQUIPMENT FINANCE, a division of Arvest Bank,  
AND LESSEE, CITY OF JONESBORO, ARKANSAS, Dated as of March 17, 2026.

No of Payments: 25

Payment Date: First payment will be due 30 days from funding.

Payment Amount:

24 @ \$58,098.53

1 @ \$1,713,000.00

Interest Amount: Final Amortization Schedule provided after funding.

Total Interest Paid: \$210,316.31

Principal Amount: Final Amortization Schedule provided after funding.

Total Principal Paid: \$2,897,048.41

Total Arvest Documentation Fees Financed: \$0.00

LESSEE: CITY OF JONESBORO, ARKANSAS

300 South Church Street

Jonesboro, AR 72401

BY: \_\_\_\_\_

PRINTED NAME: Harold Copenhaver

PRINTED TITLE: Mayor

WITNESS SIGNATURE: \_\_\_\_\_

BY: \_\_\_\_\_

PRINTED NAME: April Leggett

PRINTED TITLE: City Clerk

WITNESS SIGNATURE: \_\_\_\_\_



**ARKANSAS RIDER TO  
MUNICIPAL LEASE-PURCHASE AGREEMENT**

This Rider to that certain Municipal Lease-Purchase Agreement (together with all Schedules, Exhibits and this Rider, the “Agreement”) dated as of March 17, 2026, between Arvest Equipment Finance, a division of Arvest Bank, an Arkansas banking corporation (together with its successors and assigns, “Lessor”), and CITY OF JONESBORO, ARKANSAS (together with its successors and assigns, “Lessee”), is incorporated in and is hereby made a part of the Agreement.

Lessor and Lessee hereby agree that capitalized terms used herein and not otherwise defined herein shall have the terms assigned to such terms in the Agreement and that the following changes and additions shall be made to the Agreement:

1. Notwithstanding any other provision of this Agreement, Lessee shall only be obligated to pay Rental Payments and other payments from funds budgeted and appropriated for that purpose during Lessee's then current budget year or, where appropriate, insurance proceeds (including self-insurance reserves if self-insurance is in effect).
2. Lessee hereby certifies that, prior to entering into the Agreement, it has strictly complied with either any public bidding or procurement laws, as and if applicable, and, accordingly, the Agreement does not violate public policy, and Lessee's exercise of its rights under the Agreement, including any option to prepay the Agreement, is in accordance with all applicable laws of the State.
3. Pursuant to Ark. Code Ann. § 6-20-402, Lessee acknowledges that any interest rate applicable to this Agreement shall not exceed the maximum interest rate for school bonds, as determined under § 6-20-1206.

Except as specifically set forth in this Rider, all terms and conditions contained in the Agreement will remain in full force and effect and are hereby ratified and confirmed.

*[remainder of page intentionally blank]*

**LESSEE: CITY OF JONESBORO, ARKANSAS**

By: \_\_\_\_\_

Name: Harold Copenhaver

Title: Mayor

Address: 300 South Church Street  
Jonesboro, AR 72401

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

**LESSEE: CITY OF JONESBORO, ARKANSAS**

By: \_\_\_\_\_

Name: April Leggett

Title: City Clerk

Address: 300 South Church Street  
Jonesboro, AR 72401

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

**LESSOR: ARVEST EQUIPMENT FINANCE,  
A DIVISION OF ARVEST BANK**

By: \_\_\_\_\_

Name: Joey Parker

Title: Commercial Banker 2

Address: P.O. Box 11110  
Fort Smith, AR 72917

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



**CERTIFICATE OF ACCEPTANCE**

**Lease No. 375212337**

MUNICIPAL LEASE-PURCHASE AGREEMENT (THE “AGREEMENT”) BY AND BETWEEN LESSOR, **Arvest Equipment Finance**, a division of Arvest Bank and LESSEE, **CITY OF JONESBORO, ARKANSAS**.

**1. ACCEPTANCE:** In accordance with the Agreement, Lessee hereby certifies that all the Property described herein (i) has been received by Lessee, (ii) has been thoroughly examined and inspected to the complete satisfaction of Lessee, (iii) has been found by Lessee to be in good operating order, repair, and condition, (iv) has been found to be of the size, design, quality, type and manufactured specified by Lessee, (v) has been found to be and is wholly suitable for Lessee’s purposes, and (vi) is hereby unconditionally accepted by Lessee, in the condition received, for all purposes of the Agreement.

**2. PROPERTY:**

- (1) 2026 MACK LR64 Chassis VIN 1M2LR2GC5TM013057 with Python Automated Side Loader, Durapack 28 Yard Serial# 7E7311446
- (1) 2026 Freightliner M2-106 VIN 1FVACXFEXTHWV5607 with Powertrak 1000 Rear Loader 20 Yard Serial# 4F1304200
- (1) 2026 Mack LR 64 Chassis VIN 1M2LR2GC7TM013058 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311448
- (1) 2026 Mack LR64 Chassis VIN 1M2LR2GC4TM012482 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311449
- (1) 2026 Mack LR64 Chassis VIN 1M2LR2GC3TM012795 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311451
- (1) 2026 Mack LR64 Chassis VIN 1M2LR2GC5TM012796 with Half/Pack Commercial Odessey Front Loader 28 Yard Serial# HPE4972999
- (1) 2026 Mack LR64 Chassis VIN 1M2LR2GC1TM012794 with Python Automated Side Loader Durapack 28 Yard Serial# 7E7311450

**3. USE:** The primary use of the Property is as follows:  
SANITATION TRUCKS

**4. PROPERTY LOCATION:**

300 South Church Street Jonesboro, AR 72401

**5. INVOICING:** Invoices shall be sent to the following address, including to whose attention invoices should be directed:

300 South Church Street  
Jonesboro, AR 72401

**6. MAINTENANCE:** In accordance with Section 7.01 of the Agreement, Lessee agrees to, at its own expense, repair and maintain the Property for the term of the Agreement.

ACCEPTED on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**LESSEE: CITY OF JONESBORO, ARKANSAS**

By: \_\_\_\_\_

Name: Harold Copenhaver

Title: Mayor

**LESSEE: CITY OF JONESBORO, ARKANSAS**

By: \_\_\_\_\_

Name: April Leggett

Title: City Clerk



**INCUMBENCY, INSURANCE, AND ESSENTIAL USE CERTIFICATES**

**Lease No. 375212337**

MUNICIPAL LEASE-PURCHASE AGREEMENT BY AND BETWEEN  
LESSOR, **Arvest Equipment Finance**, a division of Arvest Bank and LESSEE, **CITY OF JONESBORO,**  
**ARKANSAS**

I, Harold CopenhaverApril Leggett, do hereby certify that I am the duly elected or appointed and acting MayorCity Clerk of CITY OF JONESBORO, ARKANSAS, a political subdivision or agency duly organized and existing under the laws of the State of Arkansas, that I have custody of the records of such entity, and that, as of the date hereof, the individual(s) named below are the duly elected or appointed officer(s) of such entity holding the office(s) set forth opposite their respective name(s). I further certify that such officer(s) have the authority on behalf of such entity to enter into that certain Municipal Lease-Purchase Agreement (the "Agreement") dated as of March 3, 2026, between such entity and Arvest Equipment Finance.

NAME	TITLE
Harold Copenhaver April Leggett	Mayor City Clerk

Lessee certifies that property and liability insurance, if applicable, have been secured in accordance with the Agreement and such coverage will be maintained in full force for the term of the Agreement. "Lessor or its Assigns" should be designated as loss payee and additional insured until Lessee is notified, in writing, to substitute a new loss payee. The following information is provided about insurance:

INSURANCE COMPANY/AGENT'S NAME: \_\_\_\_\_

INSURANCE COMPANY ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ POLICY NUMBER: \_\_\_\_\_

I, \_\_\_\_\_, \_\_\_\_\_, of CITY OF JONESBORO, ARKANSAS (“Lessee”), hereby certify that the Equipment to be leased to the undersigned under the certain Municipal Lease-Purchase Agreement dated as of March 3, 2026, between such entity and Arvest Equipment Finance (“Lessor”), will be used by the undersigned Lessee for the following purpose:

SANITATION TRUCKS

The undersigned Lessee hereby represents that the use of the Equipment is essential to its proper, efficient, and economic operation.

IN WITNESS WHEREOF, I have set my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

Title: \_\_\_\_\_



March 17, 2026

CITY OF JONESBORO, ARKANSAS  
 300 South Church Street  
 Jonesboro, AR 72401

Re:	Advance Payments with respect to Lease Agreement, dated <u>March 3, 2026</u> (the " <u>Lease</u> "), between Arvest Equipment Finance, a division of Arvest Bank (" <u>Arvest</u> ", " <u>we</u> " or " <u>us</u> "), and <u>CITY OF JONESBORO, ARKANSAS</u> (" <u>you</u> " and " <u>your</u> ")
Vendor:	<u>\$2,897,048.41 to RIVER CITY HYDRAULICS, INC.</u> <u>7 Sanitation Trucks</u> <u>Payment Term: Pay on Delivery</u>  Invoice #65534, 65535, 65536, 65537, 65538, 65531, 65530

Thank you for choosing Arvest to provide leasing financing for the Equipment (as such term is defined in the Lease and hereinafter referred to as the "Equipment"). Because the Lease involves the vendor(s) listed above who either have multiple payment requests at different times or have requested payment in one or more installments prior to your final acceptance of the Equipment (each such payment to any vendor is called an "Advance Payment"), you have requested us to make such Advance Payments. We are willing to do so only pursuant to the terms and conditions stated below, all of which you accept by execution below.

1. This Agreement supplements the Lease until the date (the "Termination Date") that is the earlier of (a) your execution and delivery to us of an Acceptance Certificate in a form we approve covering all Equipment (an "Acceptance Certificate"), and our acceptance of your delivery of such certificate; or (b) the termination of this Agreement pursuant to Section 4 below after your payment of the Advance Payment SLV (as hereinafter defined) in accordance with such section. Prior to the Termination Date, we shall have all rights and remedies (and you shall have all obligations) under this Agreement and the Lease. For purposes of clarity (i) this Agreement shall in no way alter our rights in, or impose any obligations on us with respect to, any supply contract, purchase agreement or similar document relating to the acquisition of the Equipment or alter or otherwise affect our rights under the Lease; and (ii) your obligations hereunder shall be in addition to all of your obligations under the Lease. After the Termination Date, the relationship of the parties shall be governed solely by the Lease.

2. You agree to cause the vendors to invoice us for the amount of each Advance Payment, in advance of the time for making such Advance Payment and to approve each invoice which we are to pay. Any invoice delivered, executed, or initialed by any of your agents or employees will be conclusive evidence of your approval of such invoice and authorization to us to make payment to the vendor with respect thereto. Nothing contained herein shall obligate or require us to make any Advance Payments under this Agreement or under the Lease, and all Advance Payments shall be made at our option.

3. You agree that, notwithstanding anything to the contrary in the Lease: (a) the Commencement Date (as defined in the Lease) commences on the date of this Agreement; and (b) you shall begin paying all rental payments and other amounts due under the Lease at the times set forth in the Lease, based on the applicable Rent Commencement Date specified by us, irrespective of whether or when the Equipment is delivered.

4. If a Triggering Event (as defined below) occurs, we shall have the right to terminate this Agreement and the Lease and declare the Advance Payment SLV (as defined below) immediately due and payable hereunder, in which case you shall immediately pay the Advance Payment SLV to us at the address set forth in the Lease or at any other address as we may specify in writing. As used herein: (a) a "Triggering Event" shall be deemed to have occurred under this Agreement if: (i) you fail to pay any amount payable under this Agreement or the Lease when due; (ii) any representation or warranty you make in this Agreement, the Lease or any other present or future agreement with or certificate furnished to us, or any of our affiliates, proves to be false when made; (iii) you breach any term, condition or covenant under this Agreement, the Lease or under any other present or future agreement with us or any of our affiliates; (iv) for any reason whatsoever a vendor fails to deliver any item or unit of Equipment for which we have made one or more Advance Payments within ten (10) days after the date specified for delivery; or (v) you fail to accept all of the Equipment and execute an Acceptance Certificate for all Equipment within three months of the date of this letter; and (b) "Advance Payment SLV" shall mean an amount equal to the sum of (i) the total amount of all Advance Payments theretofore made by us, (ii) an advance payment fee equal to the implicit rate we used to calculate the amount of the scheduled rental payment due under the Lease as applied to the sum of all Advance Payments outstanding hereunder, and as computed on the basis of the actual number of days elapsed over a year composed of 360 days, (iii) any and all sales and other taxes related to the Equipment, this Agreement or any Advance Payment hereunder (other than our income taxes); and (iv) a premium (which is to compensate us for unanticipated repayment and not a penalty) equal to one and 50/100 percent (1.50 %) of the advance payment fee described in subsection 4(b)(ii). Upon our receipt of the full and indefeasible payment of the Advance Payment SLV, we, without further action, shall be deemed to have conveyed to you all of our right, title and interest in the Equipment (if any) AS IS, WHERE IS and WITH ALL FAULTS.

5. You hereby affirm all of the indemnities and other obligations you owe us under the Lease all of which are expressly incorporated herein by reference. Notwithstanding anything to the contrary in the Lease, all such obligations shall be binding upon your execution of this letter.

6. We are sure that you are aware, but want to reiterate, that Arvest is not an agent or affiliate of the vendor or any broker of the Equipment, and no such parties are Arvest's agents. **WE MAKE NO, AND HEREBY DISCLAIM, ANY AND ALL, REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO THE EQUIPMENT, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, SUITABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, OR VALUE. YOUR HEREBY WAIVE ANY CLAIM (INCLUDING ANY CLAIM BASED IN STRICT OR ABSOLUTE LIABILITY IN TORT) YOU MIGHT HAVE AGAINST US OR OUR AFFILIATES FOR ANY LOSS, DAMAGE (INCLUDING INCIDENTAL OR CONSEQUENTIAL DAMAGES OR LOST PROFITS) OR EXPENSE CAUSED BY THE EQUIPMENT OR UNDER THIS AGREEMENT INCLUDING ANY DELAY OR FAILURE BY ANY SUPPLIER TO DELIVER ANY EQUIPMENT AND ANY MALFUNCTION OR OTHER PROBLEMS THEREWITH.**

7. This Agreement shall in no way bind us to make any Advance Payments, and we are providing it to you only to reflect the conditions under which we would be willing to make Advance Payments. This Agreement shall be effective against us only when it has been accepted by us as evidenced solely by our making of an Advance Payment hereunder. You hereby acknowledge that your execution of this Agreement constitutes an offer on your part which we may accept by advancing funds hereunder. Delivery of an executed counterpart of a signature page of this Agreement by telecopy, portable document format ("PDF") or other electronic means shall be binding on the parties and as effective as delivery of a manually executed counterpart of this Agreement. The provisions of Sections 14 (Assignment), 15 (Notices; Title Work), 16 (Choice of Law; Venue; Nonjury Trial), and 20 (Miscellaneous) of the Lease are hereby incorporated by reference. This Agreement may be executed separately by you, Guarantor (if any) and us in any number of counterparts, each of which, when so executed and delivered, shall be deemed to be an original and all of which, taken together, shall constitute but one and the same instrument. **YOU ACKNOWLEDGE THAT YOU ARE AWARE OF THE RISKS INHERENT IN ENTERING INTO A LEASE FINANCING FOR EQUIPMENT PRIOR TO INSPECTION OF SUCH EQUIPMENT AND THAT SUCH RISKS MAY INCREASE YOUR FINANCIAL EXPOSURE TO US.**

Sincerely,

Arvest Equipment Finance,  
A division of Arvest Bank  
P. O. Box 11110  
Fort Smith, AR 72917

ACCEPTED AND AGREED TO on this the \_\_\_ day of \_\_\_\_\_, 202\_.

**LESSEE: CITY OF JONESBORO, ARKANSAS**

By: \_\_\_\_\_  
Name: Harold Copenhaver  
Title: Mayor  
Address: 300 South Church Street  
City, State Zip: Jonesboro, AR 72401

**LESSEE: CITY OF JONESBORO, ARKANSAS**

By: \_\_\_\_\_  
Name: April Leggett  
Title: City Clerk  
Address: 300 South Church Street  
City, State Zip: Jonesboro, AR 72401

**Automated ACH Transfer Authorization Form**

I hereby authorize Arvest Bank to initiate an automated transfer from my account at the Financial Institution, as indicated below, all amounts due under any Equipment Finance Agreement, Lease Agreement, Master Equipment Finance Agreement, Master Lease Agreement or any other documents (collectively, the "**Agreements**") now or hereinafter executed by undersigned with or for Arvest Equipment Finance, a division of Arvest Bank ("**Arvest Equipment Finance**"), including without limitation (a) the Scheduled Payment Amount set forth below due under the Contract noted below, each time such payment is due; and (b) rent, principal and interest payments or other amounts payable pursuant to such contract and all other Agreements and all late fees, personal property tax, non-sufficient funds charges. Arvest Equipment Finance is further requested to deliver a copy of this letter to the Financial Institution as the undersigned's authorization to assist Arvest Equipment Finance in accordance with the terms of this letter.

Anything herein to the contrary notwithstanding, the undersigned agrees:

1. All actions contemplated by this letter are taken as a convenience to the undersigned only. Nothing herein, and no action taken hereunder, shall be deemed to release the undersigned from any obligations pursuant to the Agreements, including, without limitation, the obligation to pay rent, principal and interest payments or other amounts payable pursuant to the Agreements, and the undersigned agrees that if, for any reason, Arvest Equipment Finance is unable to effect the automatic withdrawal contemplated hereby, the undersigned shall, immediately upon notice and demand, pay all payments then due and payable under the Agreements.
2. Nothing herein, and no action on Arvest Equipment Finance's part, shall be deemed to create any undertaking or obligation on Arvest Equipment Finance's part and the undersigned hereby agrees to indemnify and hold harmless Arvest Equipment Finance and the Financial Institution for all actions taken by each of them, their officers, employees, agents and attorneys in connection with the matters contemplated by this letter.
3. Any request to set up a new payment transfer must be received by Arvest Equipment Finance a minimum of 15 days prior to the next scheduled payment. The first payment will begin per the contract agreement, and payments will be made on each subsequent due date or when otherwise due. This authorization will remain in effect until revoked by the payoff of the Arvest Equipment Finance Agreements or written notification from the customer prior to the next scheduled automatic payment. The undersigned agrees that ACH transactions it authorizes comply with all applicable laws.

Please set up this account for ACH: Yes  No  (if yes, please complete the remaining fields on the form)

CONTRACT NUMBER: 375212337

SCHEDULED PAYMENT AMOUNT: 24 @ \$58,098.53

1 @ \$1,713,000.00

Financial Institution Account to Debit:

Bank Name/City/State: \_\_\_\_\_

Routing Number: \_\_\_\_\_

Account Number: \_\_\_\_\_

Federal ID and/or SS#: 716013749

Customer Name: CITY OF JONESBORO, ARKANSAS

Customer Address: 300 South Church Street Jonesboro, AR 72401

Phone #: 870-932-1052

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*\*\*Please Attach a Voided Check or a Photocopy of Check\*\*\*\***  
**(This is a requirement; the automated monthly transfer will not be established without this requirement)**

**Final payment may not Auto Debit if greater than your established contract payment**



## Customer Verification

CUSTOMER INFORMATION	
Business Name:	CITY OF JONESBORO, ARKANSAS
Contact Name:	Harold Copenhaver
Phone #	870-932-1052
Billing Address:	300 South Church Street Jonesboro, AR 72401

<input checked="" type="checkbox"/>	Equipment will be or has been delivered/installed on: TBD	
<input checked="" type="checkbox"/>	I Authorize Arvest Equipment Finance to release funds to payee	RIVER CITY HYDRAULICS, INC.
<input checked="" type="checkbox"/>	Customer agrees to be set up on Monthly Billing Statements unless a Signed ACH Document and Voided Check Copy is returned	
<input checked="" type="checkbox"/>	Payments will be in the following amounts before taxes, if applicable: 24 @ \$58,098.53 1 @ \$1,713,000.00	*If lessee is on ACH, taxes will be deducted when due, otherwise an invoice will be sent <b>** <u>Final payment may not Auto Debit if greater than your established contract payment</u></b>
<input checked="" type="checkbox"/>	Term of 25 Months with 25 Monthly payments.	
<input checked="" type="checkbox"/>	First payment will be due 30 days from funding.	
<input checked="" type="checkbox"/>	Required: Gross Annual Revenue	\$61,424,110.00
<input checked="" type="checkbox"/>	Email Address	hcopenhaver@jonesboro.org

Authorized Signature(s): \_\_\_\_\_

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

**AUTHORIZATION TO PROVIDE AND RELEASE INFORMATION**

This Borrower Authorization form will allow Arvest or its authorized representative to share information about your loan account with third parties.

TO: ARVEST  
 LOAN NUMBER: 375212337  
 DATE: March 3, 2026  
 BORROWER(S): CITY OF JONESBORO, ARKANSAS

I/We, CITY OF JONESBORO, ARKANSAS, currently residing 300 South Church Street Jonesboro, AR 72401 In the, State of Arkansas, hereby authorize Arvest to release, furnish, provide, exchange and request information related to my/our loan to:

**Authorized Third Party/Parties**

Name of Third Party #1: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Last 4 of Social Security for verification: \_\_\_\_\_

Name of Third Party #2: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Last 4 of Social Security for verification: \_\_\_\_\_

And, I/We hereby authorize Arvest to release, furnish, provide, exchange and request information related to the account above to the Authorized Third Party identified above. And, I/We hereby authorize Arvest to accept electronic payments from the Authorized Third Party identified above.

**Expiration of Authorization**

This authorization will remain valid until revoked in writing.

**You may revoke this authorization at any time by providing written notice to Arvest.**

I/We, hereby indemnify and forever hold Arvest harmless from any and all actions and causes of actions, suits, claims, attorney’s fees, or demands against Arvest, which I/we and or my/our heirs may have resulting from Arvest discussing, or declining to discuss, my/our account with the above-named requestor or person identifying himself/herself to be that requestor, or resulting from providing, or declining to provide, any documents or other information concerning the account of the requestor.

Signed by: CITY OF JONESBORO, ARKANSAS

\_\_\_\_\_  
 Signature Date

Harold Copenhaver  
 \_\_\_\_\_  
 (Printed Name)

Signed by: CITY OF JONESBORO, ARKANSAS

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
April Leggett  
(Printed Name)

▶ Under Internal Revenue Code section 149(e)

▶ See separate instructions.

Department of the Treasury  
Internal Revenue Service

Caution: If the issue price is under \$100,000, use Form 8038-GC.

▶ Go to [www.irs.gov/F8038G](http://www.irs.gov/F8038G) for instructions and the latest information.

<b>Part I Reporting Authority</b>		Check box if Amended Return <input type="checkbox"/>
<b>1</b> Issuer's name CITY OF JONESBORO, ARKANSAS	<b>2</b> Issuer's employer identification number (EIN) 71-6013749	
<b>3a</b> Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions) HAROLD COPENHAVER	<b>3b</b> Telephone number of other person shown on 3a 870-932-1052	
<b>4</b> Number and street (or P.O. box if mail is not delivered to street address) 300 SOUTH CHURCH ST	Room/suite	<b>5</b> Report number (For IRS Use Only) 3
<b>6</b> City, town, or post office, state, and ZIP code JONESBORO, AR 72401	<b>7</b> Date of issue	
<b>8</b> Name of issue SANITATION TRUCKS	<b>9</b> CUSIP number	
<b>10a</b> Name and title of officer or other employee of the issuer whom the IRS may call for more information	<b>10b</b> Telephone number of officer or other employee shown on 10a	

<b>Part II Type of Issue (Enter the issue price.)</b> See the instructions and attach schedule.		
<b>11</b> Education . . . . .		<b>11</b>
<b>12</b> Health and hospital . . . . .		<b>12</b>
<b>13</b> Transportation . . . . .		<b>13</b> 2897048.41
<b>14</b> Public safety . . . . .		<b>14</b>
<b>15</b> Environment (including sewage bonds) . . . . .		<b>15</b>
<b>16</b> Housing . . . . .		<b>16</b>
<b>17</b> Utilities . . . . .		<b>17</b>
<b>18</b> Other. Describe ▶		<b>18</b>
<b>19a</b> If bonds are TANs or RANs, check only box 19a . . . . .	<input type="checkbox"/>	
<b>b</b> If bonds are BANs, check only box 19b . . . . .	<input type="checkbox"/>	
<b>20</b> If bonds are in the form of a lease or installment sale, check box . . . . .	<input type="checkbox"/>	

<b>Part III Description of Bonds.</b> Complete for the entire issue for which this form is being filed.					
	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
<b>21</b>	04/17/2028	\$ 2897048.41	\$	2 years	4.30 %

<b>Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)</b>		
<b>22</b> Proceeds used for accrued interest . . . . .		<b>22</b>
<b>23</b> Issue price of entire issue (enter amount from line 21, column (b)) . . . . .		<b>23</b>
<b>24</b> Proceeds used for bond issuance costs (including underwriters' discount) . . . . .	<b>24</b>	
<b>25</b> Proceeds used for credit enhancement . . . . .	<b>25</b>	
<b>26</b> Proceeds allocated to reasonably required reserve or replacement fund . . . . .	<b>26</b>	
<b>27</b> Proceeds used to refund prior tax-exempt bonds. Complete Part V . . . . .	<b>27</b>	
<b>28</b> Proceeds used to refund prior taxable bonds. Complete Part V . . . . .	<b>28</b>	
<b>29</b> Total (add lines 24 through 28) . . . . .		<b>29</b>
<b>30</b> Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here) . . . . .		<b>30</b>

<b>Part V Description of Refunded Bonds.</b> Complete this part only for refunding bonds.	
<b>31</b> Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded . . . . .	_____ years
<b>32</b> Enter the remaining weighted average maturity of the taxable bonds to be refunded . . . . .	_____ years
<b>33</b> Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY) . . . . .	_____
<b>34</b> Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	_____

**Part VI Miscellaneous**

<b>35</b>	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5) . . . . .	<b>35</b>	
<b>36a</b>	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions . . . . .	<b>36a</b>	
<b>b</b>	Enter the final maturity date of the GIC ▶ (MM/DD/YYYY) _____		
<b>c</b>	Enter the name of the GIC provider ▶ _____		
<b>37</b>	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units . . . . .	<b>37</b>	
<b>38a</b>	If this issue is a loan made from the proceeds of another tax-exempt issue, check box <input type="checkbox"/> and enter the following information:		
<b>b</b>	Enter the date of the master pool bond ▶ (MM/DD/YYYY) _____		
<b>c</b>	Enter the EIN of the issuer of the master pool bond ▶ _____		
<b>d</b>	Enter the name of the issuer of the master pool bond ▶ _____		
<b>39</b>	If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box . . . . .	<input checked="" type="checkbox"/>	
<b>40</b>	If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box . . . . .	<input type="checkbox"/>	
<b>41a</b>	If the issuer has identified a hedge, check here <input type="checkbox"/> and enter the following information:		
<b>b</b>	Name of hedge provider ▶ _____		
<b>c</b>	Type of hedge ▶ _____		
<b>d</b>	Term of hedge ▶ _____		
<b>42</b>	If the issuer has superintegrated the hedge, check box . . . . .	<input type="checkbox"/>	
<b>43</b>	If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box . . . . .	<input type="checkbox"/>	
<b>44</b>	If the issuer has established written procedures to monitor the requirements of section 148, check box . . . . .	<input type="checkbox"/>	
<b>45a</b>	If some portion of the proceeds was used to reimburse expenditures, check here <input type="checkbox"/> and enter the amount of reimbursement . . . . . ▶ _____		
<b>b</b>	Enter the date the official intent was adopted ▶ (MM/DD/YYYY) _____		

<b>Signature and Consent</b>	Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.				
	▶ _____ Signature of issuer's authorized representative	▶ _____ Date	▶ _____ Type or print name and title		
<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ▶ _____			Firm's EIN ▶ _____	
	Firm's address ▶ _____			Phone no. _____	



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-26:032

**Agenda Date:**

**Version:** 2

**Status:** Recommended to  
Council

**In Control:** Nominating and Rules Committee

**File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO  
MAKE APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS  
AS RECOMMENDED BY MAYOR HAROLD COPENHAVER

WHEREAS, the following appointments / reappointments have been recommended by Mayor Harold Copenhaver

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF  
JONESBORO, ARKANSAS, that the following appointments / reappointments be confirmed:

### METROPOLITAN AREA PLANNING COMMISSION

Appointment of Mitch Johnson to a 5-year term ending 3/1/2031

### CRAIGHEAD COUNTY SOLID WASTE DISPOSAL AUTHORITY

Reappointment of John Householder and Willis Tyler to 3-year terms ending 7/31/2029

Reappointment of Dennis Burks, Brett Provost and Danny Honnell to a term ending 7/31/2027

Reappointment of Wayne Bond, Rick Miles and Mitchell Fitts to a term ending 7/31/2028

### KEEP JONESBORO BEAUTIFUL

Reappointment of Beverly Parker, Shelly Lamb, Barbara Reng, Melissa Dooley and Carlos Ramos to  
a 3-year term ending 10/7/2028

Appoint Natausha Light, Brandon Stevens, Linda Yokum, Lisa Brannum, and Janice Porter to a  
3-year term ending 10/7/2028

Reappointment of Dr. Charles Coleman, Nate Schimmel, Rebecca Orr, Mona Broadway and Pam  
Alexander to a 2-year term ending 10/7/2027

Appointment of Lakisha Miller, Amin Abbasi-Pooya, Taylor Holland, Beth Kjorlaug, Sherrie Mitchel  
and Donna Malone to 2-year terms ending 10/7/2027

### CITY, WATER AND LIGHT BOARD

Reappointment of Russ Hannah and Ashley Givens to a 3-year term expiring 3/1/2029

Appointment of Matt Garner to a 3-year term ending 3/1/2029

CDBG Citizen Advisory Committee

Reappointment of Reginald Prunty, Loretta Brewer, Gabe Roberts, Rusty Clark, Pedro Ramirez and Trina Long to 3-year terms ending 3/21/29

Appointment of Mark Morrow to a 3-year term ending 3/21/29

JONESBORO PARKS AND RECREATION PLANNING AND ADVISORY BOARD

Reappointment of Tina Cook, Marilyn Copeland, Trey McKee to 3-year terms ending 3/17/2029

MUNICIPAL AIRPORT COMMISSION

Reappointment of Matt Hyneman to a 5-year term ending 4/30/31

STORMWATER MANAGEMENT BOARD

Reappointment of Rick Wyatt to a 3-year term ending 4/30/2029

NORTHEAST ARKANSAS INDUSTRIAL DEVELOPMENT COMMISSION

Reappointment Harold Perrin to a 3-year term ending 3/31/2029

Appointment of Beverly Nix and Mark Mayfield to a 3-year term ending 4/30/2029

IMPACT FEE RESEARCH COMMITTEE

Reappointment of Ann Williams, Anthony Coleman, Russell Hannah, Carroll Caldwell, Robert Hester, Mark Morris, Rick Wyatt, Charleston Girley, Caryl Steel, Shunquetta Cunningham, Weston Wagner to a 1-year term ending 3/31/27.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: COM-26:018

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**Agenda Date:** 4/7/2026

**Version:** 1

**Status:** To Be Introduced

**In Control:** City Council

**File Type:** Other  
Communications

DECISION BY THE CITY COUNCIL REGARDING THE REQUEST BY GUSTAVO CABRERA TO ESTABLISH A TAXICAB SERVICE.

Jonesboro Police Department

Taxi-cab Operator Application

Ord. 42-82

Full Name: Cabrera, Gustavo

Date of Birth: 03/01/1971

Home Address: 5612 Windsong, Jonesboro, AR

Background Screening, completed by outside source, examples (ADP, Occuscreen)

One copy for applicant

One copy for PD application file

Copy of Current VALID drivers license

Photo of Driver (3x5 or larger)

Copy of vehicle insurance - coverage for minimum of 6 months

Application Approved

Date: 02/27/2026

Application Denied

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

Notified by regular mail within 10 days if application is denied or delayed

Maell R. SGT

Officer Signature

02/27/2026

Date

# Jonesboro Police Department

## Taxicab Operating Condition Checklist Ord. 42-77

Taxi Business Name: Taxi Express

Cab #: 01

Initial Inspection: Date: 03/02/2026

Annual Inspection: Date: \_\_\_\_\_

Re-inspection for Violation: Date: \_\_\_\_\_

- Taxi cab is less than 8 years old (limousine exemption) Headlights  Pass [ ] Fail
- Head Lights / Brake Lights  Pass [ ] Fail
- Turn Signals  Pass [ ] Fail
- Lighted taxi ID sign, centered on roof - *magnetic*  Pass [ ] Fail
- Business name, taxi # displayed (left side, right side and rear) Tires - *magnetic*  Pass [ ] Fail
- Horn  Pass [ ] Fail
- Muffler  Pass [ ] Fail
- Rearview Mirror  Pass [ ] Fail
- Windshield Wipers  Pass [ ] Fail
- For Hire License Plate  Pass [ ] Fail
- Brakes  Pass [ ] Fail
- Vehicle in clean inside  Pass [ ] Fail
- Vehicle is clean outside  Pass [ ] Fail
- Other necessary health, safety and welfare component(s): \_\_\_\_\_
- Taxi is in good and safe overall operating condition  Pass [ ] Fail

Passes Inspection [ ] Fails Inspection

SGT Michael Bush  
Inspecting Officer

# Jonesboro Police Department Taxicab Inspection

Taxicab # 01 was inspected and was found to comply with  
Jonesboro City Ordinance Sec. 42.78.

Inspected On: 03/02/2026

Expires: 03/01/2027

Inspected By: SGT. Michael Bush

Business Name: Taxi Express

ARKANSAS STATE POLICE

# Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.

### Subject of Record

Last: **Flores**                      First: **Gustavo**                      Middle:  
Date of Birth:                      Sex:                      Race:  
Social Security Number:                      *(not verified, supplied at time of request)*  
Home/Mailing Address: **5612 Windsong Dr Jonesboro, AR 72404**



**- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -**

### Requestor Information

Transaction Number: **004484535**  
Date: **02/06/2025**                      Agency Reporting: **Arkansas State Police**

Purpose: **Non-mandated under Arkansas Code §12-12-1501 through 1513 allows the release of Arkansas non-criminal justice background information to persons who have the signed consent of the subject of the record. The release form on file with the employer, service provider or third party must indicate that the employer or Service Provider/Third Party Agent on behalf of the employer or subject shall have the authority to request the criminal background check. INA and the Arkansas State Police will hold the third party responsible for any inquiries or audits that may be conducted.**

Released To: **Kimmie Rudley On Behalf of Gustavo Flores**

Representing: **Self**

Mailing Address: **5612 Windsong Dr Jonesboro Arkansas 72404**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last five (5) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.



**ARKANSAS** DRIVEN'S LICENSE NOT FOR FEDERAL ID

CLASS D

DL# 922816276

CABRERA  
GUSTAVO FLORES

1512 WINDSONG DR  
JONESBORO, AR 72404-3067

ISS: 01-07-2028 EXP: 03-01-2033

SEX: [REDACTED] HGT: 5-04" EYES: BRO

END: NONE  
RESTR: NONE

DD: 1561427329 1604

*Gustavo Flores*





21  
922816276

CLASS: D - Non-Commercial, +15 PASGR, including driver

RESTRICTIONS: None

ENDORSEMENTS: None

MEDICAL CODES: None

08/01/1974  
Rev: 03/04/2018






**SHELTER  
MUTUAL  
INSURANCE  
COMPANY**

**RENEWAL NOTICE**





NA 003007 MRGV2 20250810



**GUSTAVO CABRERA**  
5612 WINDSONG DR  
JONESBORO AR 72404-8857

**Due Date: 09-14-2025**  
**Payment Due: Monthly**  
**Policy Number: 03-1-9820397-6**  
**Kind of Policy: Automobile**

**Please remove these cards. Keep one card in your motor vehicle and carry the other card with you.**

<p align="center"><b>Automobile Insurance Identification Card</b> This evidence of insurance must be carried in the insured motor vehicle for production upon demand.</p> <p>Shelter Mutual Insurance Company      1-800-SHELTER (743-5837) 1817 W Broadway      Columbia MO 65218-0001 Agent: DILLINGER INSURANCE AGENCY LLC      870-578-5900</p> <p>Policy No: 03-1-9820397-6 Effective Date: 09/14/2025      Expiration Date: 03/14/2026 2019 CHEVY COLORADO LT 2W CREW      VIN: 1GCGSCEN2K1329648 NAIC # 23388 Excluded Drivers: NONE</p> <p align="center"><b>GUSTAVO CABRERA</b> 5612 WINDSONG DR JONESBORO AR 72404-8857</p> <p align="center"></p> <p>ARP-3</p>	<p align="center"><b>Automobile Insurance Identification Card</b> This evidence of insurance must be carried in the insured motor vehicle for production upon demand.</p> <p>Shelter Mutual Insurance Company      1-800-SHELTER (743-5837) 1817 W Broadway      Columbia MO 65218-0001 Agent: DILLINGER INSURANCE AGENCY LLC      870-578-5900</p> <p>Policy No: 03-1-9820397-6 Effective Date: 09/14/2025      Expiration Date: 03/14/2026 2019 CHEVY COLORADO LT 2W CREW      VIN: 1GCGSCEN2K1329648 NAIC # 23388 Excluded Drivers: NONE</p> <p align="center"><b>GUSTAVO CABRERA</b> 5612 WINDSONG DR JONESBORO AR 72404-8857</p> <p align="center"></p> <p>ARP-3</p>
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M-1521.1-M

**See reverse side for policy change form - Detach and return if necessary**

<b>Policy Number</b> 03-1-9820397-6	<b>Policy Period</b> 09-14-2025 to 03-14-2026	<b>Due Date</b> 09-14-2025	<b>Payment Due</b> Monthly
--	--	-------------------------------	-------------------------------

**Vehicle:**

2019 CHEVY COLORADO LT 2W CREW  
VIN 1GCGSCEN2K1329648

**THE PREMIUM IS WITHDRAWN FROM  
YOUR ACCOUNT UNDER YOUR  
INSURANCE PREMIUM PAYMENT PLAN**

**Total Renewal Premium \$1,107.38**

**Agent** DILLINGER INSURANCE AGENCY LLC  
03-E659-71  
870-578-5900

**Insured** GUSTAVO CABRERA  
5612 WINDSONG DR  
JONESBORO AR 72404-8857

If you have any questions, please contact your agent. Thank you for your business.



**VEHICLE REGISTRATION CERTIFICATE  
STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
KEEP THIS DOCUMENT IN YOUR VEHICLE**

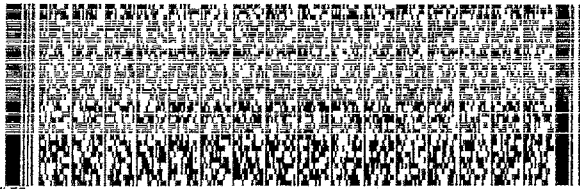
VEHICLE IDENTIFICATION NUMBER  
**3GCPWBK9L6349709**

LICENSE PLATE **703YTE** LICENSE TYPE/USE **TXLP PK** DECAL COLOR **0** EXPIRATION DATE **9/30/2025** DECAL NO **703YTE**  
 YEAR **2020** MAKE **CHEV** MODEL **SIL** BODY **PK** COLOR **RED** FUEL **G** CYL **4** Unladen Weight **04700** DISPLACEMENT **0** AXLES **0**  
 OWNERS COUNTY **CRAIGHEAD** DATE ISSUED **3/4/2025**

TITLE NUMBER# **701013672065** ISSUING STATE: **AR** TITLE PRINT STATUS  
 RENEWAL IDENTIFICATION NUMBER (RIN): **08165537** VERIFICATION CODE: **1423**  
 OWNER(S) **FLORES-CABRERA, GUSTAVO** TITLE BRANDS  
**5612 WINDSONG DR** PURCHASED  
**JONESBORO AR 72404-8857** **New Arkansas Dealer**

**FLORES-CABRERA, GUSTAVO  
5612 WINDSONG DR  
JONESBORO AR 72404-8857**

"Owner must sign in the space indicated on back of this certificate"



REGISTRATION FEE	REPLACEMENT FEE	VEH PURCHASE PRICE	LOCAL TAX(1)
0.00	1.00	0.00	0.00
CREDIT	TRANSFER FEE	PLUS EXT WARR	LOCAL TAX(2)
0.00	0.00	0.00	0.00
ADDITIONAL FEES	TITLE FEE	LESS TRADE IN	LOCAL TAX(3)
0.00	0.00	0.00	0.00
PRO RATED FEES	LIEN FEE	TAXABLE PRICE	LOCAL TAX(4)
0.00	0.00	0.00	0.00
SPECIAL FEE (1)	PENALTY	STATE TAX	TOTAL TAXES
0.00	0.00	0.00	0.00
SPECIAL FEE (2)	POSTAGE	STATE TAX PENALTY	TOTAL REG FEES
0.00	0.50	0.00	1.50
SPECIAL FEE (3)	TEMP TAG FEE	LOCAL TAX PENALTY	TOTAL PAID
0.00	0.00	0.00	1.50
LIENHOLDER(S) REGIONS BANK			

OFF-TRAN-INFO  
 Renewal and Plate Replace  
 3/4/2025 3:49:49 PM  
 Jonesboro 16-01

206 S W DR STE B  
 (870)932-2716  
 mdowdy 2025-03-04

- INSTRUCTIONS:**
- 1) Remove decal by bending paper along dotted line.
  - 2) Lift edge of decal and slowly peel.
  - 3) See back side for instructions.

Gustavo Flores-Cabrera

5612 Windsong Drive

Jonesboro, Arkansas

March 9, 2026

Dear City Council,

**APPLICATION FOR PERMIT THROUGH THE OFFICE OF THE CITY CLERK TO  
OPERATE A CITY CAB IN JONESBORO**

The purpose of my application is to seek the approval of the City Council to grant me a permit for the operation of "Taxi Express" city cab service in the city of Jonesboro, Arkansas. The economic boom and constant growth in the population of the city of Jonesboro, as a result of the excellent leadership of the mayor and his team, require commendation and support from all the people of Jonesboro to keep the good work in progress.

It is therefore with this letter that I humbly apply for approval of a permit through the Office of the City Clerk for the operation of a city cab in Jonesboro in order to help alleviate the difficulties faced by people without vehicles, patrons waiting after hours, and others who need transportation around the city. The operation of the city cab will also help boost the economy of the city of Jonesboro. Moreover, the operation of the city cab will also promote peaceful, safer coexistence and cultural diversity among the people of the great city of Jonesboro.

Thank you for your anticipated approval.

Yours sincerely,

Gustavo Flores-Cabrera

870-316-2572

*Gustavo Flores-Cabrera*

OFFICIAL RECEIPT

Receipt Date 03/10/2026 03:56 PM  
Receipt Print Date 03/10/2026

Receipt # 00273940  
Batch # 00010.03.2026

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

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:  
CR

109.20

Detail:

01-000-0150-00

Proof of Publication Taxi Exp  
ress

109.20

-----  
Total

109.20

Payment Information:

Cash

200.00

Change

90.80

Gustavo Flores-Cabrera  
Customer #: 000000

Cashier: ALCooksey  
Station: ALCOOKSEY



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-26:008

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**Agenda Date:**

**Version:** 1

**Status:** First Reading

**In Control:** Public Safety Council Committee

**File Type:** Ordinance

AN ORDINANCE TO AMEND ORDINANCE 93:741 TO REINSTATE THE MULTI-WAY (FOUR-WAY STOP SIGNS) AT RAINS AND WILKINS INTERSECTIONS

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

SECTION 1: The City Council of the City of Jonesboro, Arkansas, hereby amends Ordinance 93:741 to reinstate the multi-way stop sign at the Rains and Wilkins Intersection.

SECTION 2: This Ordinance authorizes the City of Jonesboro Street Department to make the above amendment with the passage and approval of this Ordinance.

SECTION 3: This Ordinance, being necessary for the preservation of the public peace, health and safety, there is hereby declared to be an emergency, and this Ordinance shall take effect and be in full force from and after its passage and approval.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-26:009

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**Agenda Date:**

**Version:** 1

**Status:** First Reading

**In Control:** Public Safety Council Committee

**File Type:** Ordinance

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

Now therefore be it ordained by the city council for the city of Jonesboro Arkansas to make the following changes as recommended by the Traffic Control Committee:

Establish 25mph speed limit on Hillcrest Drive between Nettleton Avenue and Wilkins Avenue



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-26:010

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**Agenda Date:**

**Version:** 1

**Status:** First Reading

**In Control:** Public Safety Council Committee

**File Type:** Ordinance

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

Now therefore be it ordained by the city council for the city of Jonesboro Arkansas to make the following change as recommended by the Traffic Control Committee:

Establish 20 MPH on Main Street from Washington Avenue to Cate Avenue.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-26:012

**Agenda Date:** 4/7/2026

**Version:** 1

**Status:** First Reading

**In Control:** City Council

**File Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT 6904 E. HIGHLAND DRIVE

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

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

**From** R-1, Single-Family Medium Density District and I-2, General Industrial District  
**To** C-3, General Commercial District and I-2, General Industrial District, as shown on the attached rezoning plat, that land described as follows:

### LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 01°00'08" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,392.57 FEET TO A POINT; THENCE NORTH 88°14'51" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 285.22 FEET TO A POINT; THENCE SOUTH 00°51'40" WEST, A DISTANCE OF 634.67 FEET TO A POINT; THENCE SOUTH 00°32'23" WEST, A DISTANCE OF 401.84 FEET TO A POINT; THENCE NORTH 89°59'31" EAST, A DISTANCE OF 1,101.64 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°57'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 66.11 FEET TO A POINT; THENCE SOUTH 87°59'58" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 350.20 FEET TO A POINT; THENCE SOUTH 01°02'51" EAST, A DISTANCE OF 117.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 18 (HIGHLAND DRIVE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AS FOLLOWS: SOUTH 87°48'01" WEST, A DISTANCE OF 267.22, SOUTH 78°20'52" WEST, A DISTANCE OF 225.06 FEET, SOUTH 81°20'11" WEST, A DISTANCE OF 237.63 FEET, SOUTH 76°20'04" WEST, A

DISTANCE OF 118.18 FEET, SOUTH 76°57'45" WEST, A DISTANCE OF 219.48 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 594,231 SQ. FT. OR 13.64 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The rezoning of this property shall adhere to the following stipulations:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater'-Drainage Design Manual and Floodplain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

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

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



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Meeting Date: 3/24/26 Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: 6904 East Highland Drive, East of Easley Lane

Side of Street: North between Easley Lane and Rogers Chapel Road

Quarter: Southwest Section: 19 Township: 14 North Range: 5 East

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

**SITE INFORMATION:**

Existing Zoning: Residential R-1 Proposed Zoning: Commercial C-3/  
Industrial I-2

Size of site (square feet and acres): 594,230 SF /13.64 Acres Street frontage (feet): 1,068' Highland  
- Drive/1,392

Existing Use of the Site: Vacant, Agri

Character and adequacy of adjoining streets: Highland Drive - asphalt (5 lanes ), Easley Lane - asphalt (2 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic System

**Use of adjoining properties:**

North Residential R-1/Industrial I-2

South Residential R-1

East Residential R-1/Industrial I-2

West Residential R-1

Physical characteristics of the site: Vacant lot - Agri Use

Characteristics of the neighborhood: Residential and Agri Uses

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

**REZONING INFORMATION:**

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

- (1). How was the property zoned when the current owner purchased it? Agricultural One - AG1/Residential R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial development which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop commercial opportunities.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 1 -2 Acre Commercial Lots
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes. with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be in the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide commercial development.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. This rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? Unknown.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 months.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.* A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

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


**Owner of Record:**

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

Name: John Stuckey  
 Address: 10415 Stuckey Lane  
 City, State: Trumann, AR ZIP 72472  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**Applicant:**

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

Name: John Eastley, A/E Engineer  
 Address: 103 South Church  
 City, State: Jonesboro AR ZIP 72401  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: 

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

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



**CITY OF JONESBORO  
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

**TUESDAY, March 10, 2026 AT 5:30 P.M.**

On the agenda for this meeting is a request to the Commission to approve a Zoning Request on **property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: John Stuckey DATE: February 17, 2026

DESCRIPTION OF REQUESTED USE: From existing R-1, Single-Family Medium Density District and I-2, General Industrial to C-3, General Commercial and I-2, General Industrial..

LOCATION OF REQUESTED USE: 6904 East Highland Drive, East of Easley Lane

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

\_\_\_\_\_  
Printed Name of Property Owner within 200'

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

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



ELECTRONIC RECORDING  
**2022R-012559**  
CERTIFICATE OF RECORD  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
KASEY TRAVIS, CLERK & RECORDER  
06/03/2022 01:14:57 PM  
RECORDING FEE: 30.00  
PAGES: 4

Please Return To:

Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-933-7222

File Number: 22-081698-300

This deed form prepared under the supervision of:  
J. Mark Spradley, Attorney at Law  
1501 N. University, Suite 155  
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
(UNMARRIED PERSON)

**KNOW ALL MEN BY THESE PRESENTS:**

That, Glenn C. Smith, an unmarried person, Grantor, for and in consideration of the sum of ---TEN AND 00/100-- DOLLARS (\$10.00)--and other good and valuable consideration in hand paid by Centennial Bank as Qualified Intermediary for John Stuckey, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and unto his heirs and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

The West Half of the Southwest Quarter (W 1/2 of SW 1/4) of Section 19, Township 14 North, Range 5 East, LESS AND EXCEPT the following described 3 tracts: (1) 2 acres in the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) described as follows: Beginning at the Southeast corner of the SW 1/4 of the SW 1/4 and running West 350 feet; thence North 250 feet; thence East 350 feet; thence South 250 feet to the point of beginning, less also the road right-of-way; (2) Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, said corner also being on the proposed Northerly right of way line of State Highway 18; thence North 79° 03' East along said proposed right of way line a distance of 291.2 feet to a point; thence North 80° 33' East along said proposed right of way line a distance of 258.3 feet to a point; thence North 87° 48' East along said proposed right of way line a distance of 256.2 feet to a point; thence North 89° 12' East along said proposed right of way line a distance of 219.8 feet to a point; thence South 1° 09' West a distance of 35.6 feet to a point on the existing Northerly right of way line of said Highway; thence South 88° 03' West along said existing right of way line a distance of 470.7 feet to a point; thence in a Westerly direction along said existing right of way line on a curve left having a radius of 1,004.93 feet a distance of 207.1

feet to a point; thence South 76° 00' West along said existing right of way line a distance of 93.0 feet to a point on the South line of said Southwest Quarter of the Southwest Quarter; thence South 88° 12' West along said South line a distance of 250.5 feet to the point of beginning and containing 0.79 acres more or less; and (3) Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Starting at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19; thence South 01° 48' 46" West along the West line thereof a distance of 1321.88 feet to the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 30, said point also being on the Northerly proposed right of way line of State Highway 18 for the point of beginning; thence North 77° 42' 21" East along said proposed right of way line a distance of 219.65 feet to a point; thence North 77° 07' 22" East along said proposed right of way line a distance of 118.10 feet to a point; thence North 82° 09' 25" East along said proposed right of way line a distance of 237.72 feet to a point; thence North 79° 09' 09" East along said proposed right of way line a distance of 224.92 feet to a point; thence South 88° 36' 41" East along said proposed right of way line a distance of 267.37 feet to a point; thence South 00° 14' 12" East a distance of 52.09 feet to a point on the Northerly existing right of way line of State Highway 18; thence North 88° 47' 26" West along said existing right of way line a distance of 37.66 feet to a point; thence South 89° 00' 26" West along said existing right of way line a distance of 220.31 feet to a point; thence South 88° 32' 26" West along said existing right of way line a distance of 256.80 feet to a point thence South 81° 01' 14" West along said existing right of way line a distance of 258.32 feet to a point; thence South 79° 09' 23" West along said existing right of way line a distance of 288.98 feet to the point of beginning and containing 0.54 acre or 23,316 square feet, more or less.

Subject to the reservation of 50% of all oil, gas and mineral rights by Glenn C. Smith, the grantor herein.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

**TO HAVE AND TO HOLD** the above described lands unto the Grantee(s) and his heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And I hereby covenant with the Grantee(s) that I will forever warrant and defend the title to the above described lands against all claims whatsoever.





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 22-081698-300

Grantee:  
Mailing Address: JOHN STUCKEY  
10415 STUCKEY LN  
TRUMANN AR 724720000

Grantor:  
Mailing Address: GLENN C SMITH  
1705 PINWOOD  
GREENVILLE MS 387010000

Property Purchase Price: \$767,000.00  
Tax Amount: \$2,531.10  
County: CRAIGHEAD  
Date Issued: 06/02/2022  
Stamp ID: 1079023616

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): ATC as agent  
Grantee or Agent Name (signature): Brandi Ledner Date: 6/2/22  
Address: 10415 Stuckey Ln.  
City/State/Zip: Trumann AR 72472

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Bono, AR 72416

Certified Mail Fee \$5.30 0408 12

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 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.78  
Total Postage and Fees \$10.48  
Postmark Here 02/28/2026

Sent  
To: DIAMOND LAURIE LEE  
2748 CRAIGHEAD 308  
BONO, AR 72416

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9589 0710 5270 1698 9418 94

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Jonesboro, AR 72401

Certified Mail Fee \$5.30 0408 12

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.78  
Total Postage and Fees \$10.48  
Postmark Here 02/28/2026

Sent  
To: HAMBY DOUGLAS & SANDRA  
6903 HIGHLAND DRIVE  
JONESBORO, AR 72401

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Certified Mail Fee \$5.30 0408 12

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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.78  
Total Postage and Fees \$10.48  
Postmark Here 02/28/2026

Sent  
To: BIG SANDY PROPERTIES, LLC  
2912 PATRICIA COVE  
JONESBORO, AR 72404

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7022 3330 0001 5429 8315

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Certified Mail Fee \$5.30 0408 12

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.78  
Total Postage and Fees \$10.48  
Postmark Here 02/28/2026

Sent  
To: STUCKEY JOHN C  
10415 STUCKEY LANE  
TRUMANN, AR 72472

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Jonesboro, AR 72401

Certified Mail Fee \$5.30 0408 12

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.78  
Total Postage and Fees \$10.48  
Postmark Here 02/28/2026

Sent  
To: HOOKS JANEY LIVING TRUST  
2346 HIGHWAY 349  
JONESBORO, AR 72401-9212

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Jonesboro, AR 72405

Certified Mail Fee \$5.30 0408 12

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 Return Receipt (hardcopy) \$4.40  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.78  
Total Postage and Fees \$10.48  
Postmark Here 02/28/2026

Sent  
To: HAMMETT DAVID A  
1824 CRAIGHEAD 730  
JONESBORO, AR 72405

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Jonesboro, AR 72405

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

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02/28/2026

PLATINUM PROPERTIES OF NEA LLC  
661 CRAIGHEAD 754  
JONESBORO, AR 72405-8256

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Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

BIRDELL BILL & JACQUELINE  
6807 HIGHLAND DRIVE  
JONESBORO, AR 72401

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Jonesboro, AR 72403

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

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02/28/2026

CHANDLER COLIE EDWARD JR  
P.O. BOX 19251  
JONESBORO, AR 72403

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115

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Jonesboro, AR 72404

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

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02/28/2026

PERKINS JOE & BECKY  
4013 MARDIS WOOD DRIVE  
JONESBORO AR 72404

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Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00		
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

COWAN JAMES A & PAULINE  
6901 HIGHLAND DRIVE  
JONESBORO, AR 72401

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Bay, AR 72411

Certified Mail Fee	\$5.30	0408	12
Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		

Postmark Here

02/28/2026

BARNES EARNESTEEN No.  
203 ISBELL STREET  
BAY, AR 72411-9758

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Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To  
 Street LONG MICKEY W  
 City, State 1805 EASLEY LANE  
 JONESBORO AR 72401

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Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To  
 Street CUMMINGS MELFARD & VONNA  
 City, State 1903 EASLEY LANE  
 JONESBORO, AR 72401

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Mountain Home, AR 72653

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To  
 Street BENHAM FAMILY TRUST  
 City, State 2013 FULLER  
 MOUNTAIN HOME, AR 72653-5222

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To  
 Street MULLINS STEVE  
 City, State 1619 EASLEY LANE  
 JONESBORO, AR 72401

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Jonesboro, AR 72405

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Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To  
 Street BRADLEY TONY LEE & BARBARA ANN  
 City, State 116 CRAIGHEAD 7454  
 JONESBORO, AR 72405

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Hollywood, FL 33029

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To  
 Street THE RAZA GROUP OF ARK LLC  
 City, State 19441 NW 4TH COURT  
 PEMBROKE PINES, FL 33029-3243

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
<b>Total Postage and Fees</b>	<b>\$10.48</b>	

Sent To  
 Street CASEY LARRY  
 City 1615 EASLEY LANE  
 JONESBORO, AR 72401

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Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
<b>Total Postage and Fees</b>	<b>\$10.48</b>	

Sent To  
 Street KEITH SCOTTY & THERESIA  
 City 1203 EASLEY LANE  
 JONESBORO AR 72401

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
<b>Total Postage and Fees</b>	<b>\$10.48</b>	

Sent To  
 Street MARTIN TROY O & WANDA SUE  
 City 1202 EASLEY LANE  
 JONESBORO, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
<b>Total Postage and Fees</b>	<b>\$10.48</b>	

Sent To  
 Street MCKINNEY LARRY  
 City 1705 EASLEY LANE  
 JONESBORO AR 72401

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
<b>Total Postage and Fees</b>	<b>\$10.48</b>	

Sent To  
 Street MOORE RANDY  
 City 1801 EASLEY LANE  
 JONESBORO, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Jonesboro, AR 72401

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Extra Services & Fees (check box, add fee as appropriate)		12
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
<b>Total Postage and Fees</b>	<b>\$10.48</b>	

Sent To  
 Street STALLINGS JAMES  
 City 1703 EASLEY LANE  
 JONESBORO, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**City of Jonesboro Metropolitan Area Planning Commission**  
**Staff Report – RZ 26-06**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on March 24, 2026***

**REQUEST:** To consider a rezoning of 6904 E Highland Dr, East of Easley Ln

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1”, single family residential district, to “C-3” general commercial district and “I-2” General Industrial district

**APPLICANT:** **John Easley**

**LOCATION:** 6904 East Highland Dr

**SITE DESCRIPTION:** **Total Size:** Approx. 13.64 Acre- 594,230 S.F.  
**Street Frontage:** Approx. 1068’ ft along Highland Dr and 1392 ft along Easley Ln

**Existing Development:** Circa 2002, and 2003 this site was designed and approved as a subdivision.

**Physical Characteristics of the Site:** Vacant Lot

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>R-1 and I-2</b>
<b>South</b>	<b>R-1</b>
<b>East</b>	<b>R-1 and I-2</b>
<b>West</b>	<b>R-1</b>

**HISTORY:**

## **ZONING ANALYSIS:**

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

### **Comprehensive Plan Land Use Map:**

The Current/Future Land Use Map recommends this location as Rural Intensity Growth Sector and Industrial Growth Sector

### **Rural Intensity:**

Rural intensity uses are extremely low intensity that happen in areas that have traditionally been devoted to agriculture.

Typical Land Uses:

- Commercial business serving agricultural needs
- Large lot single family residential
- Small retail
- Open space
- Agricultural
- Stable or kennel
- Churches
- Institutional (waste water treatment plants, sludge ponds, water towers, landing strips, Cell towers, drainageway)

Density: Single family residential on > 5 acres lot

### **Industrial Growth Sector :**

Industrial uses those considered heavy such as large scale manufacturing, production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. Located close to major transportation corridors and should generally be buffered from surrounding development by transitional uses or landscape areas.



*Land Use Map*

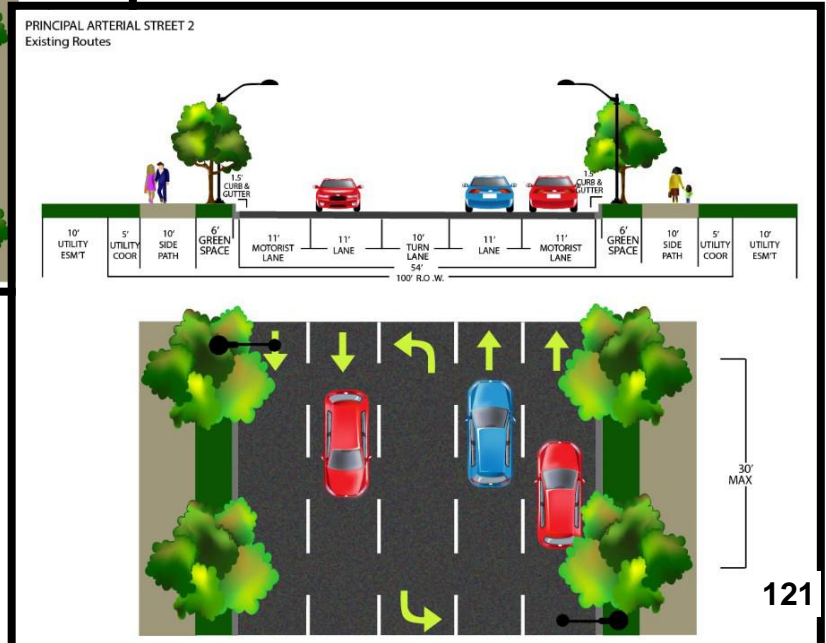
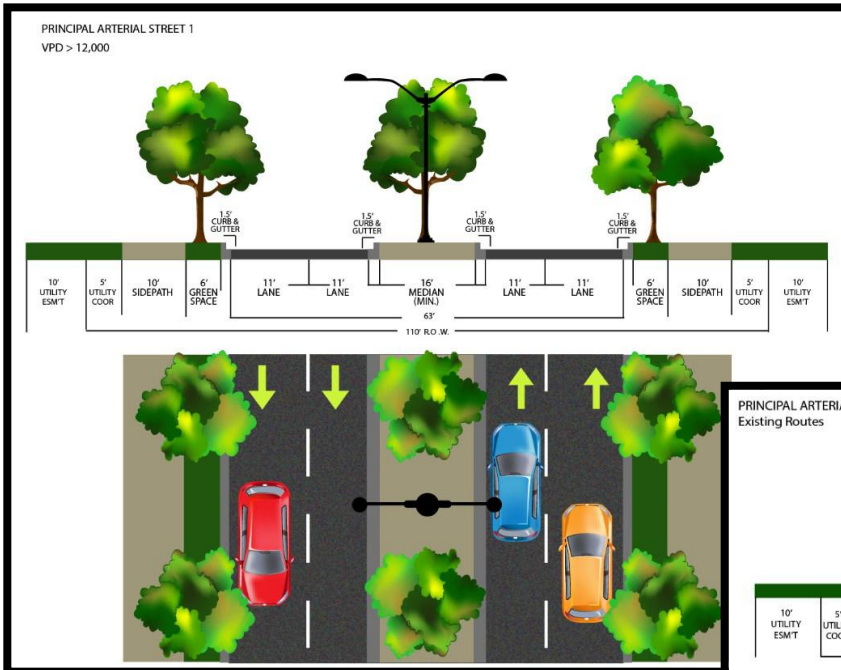
**Master Street Plan/Transportation**

The subject property will be served by Highland Dr and Easley Ln. The Master Street Plan classifies Highland Dr as a Principal arterial and Easley Ln as Minor arterial.

**Principal Arterials** provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

**FUNCTION:** The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

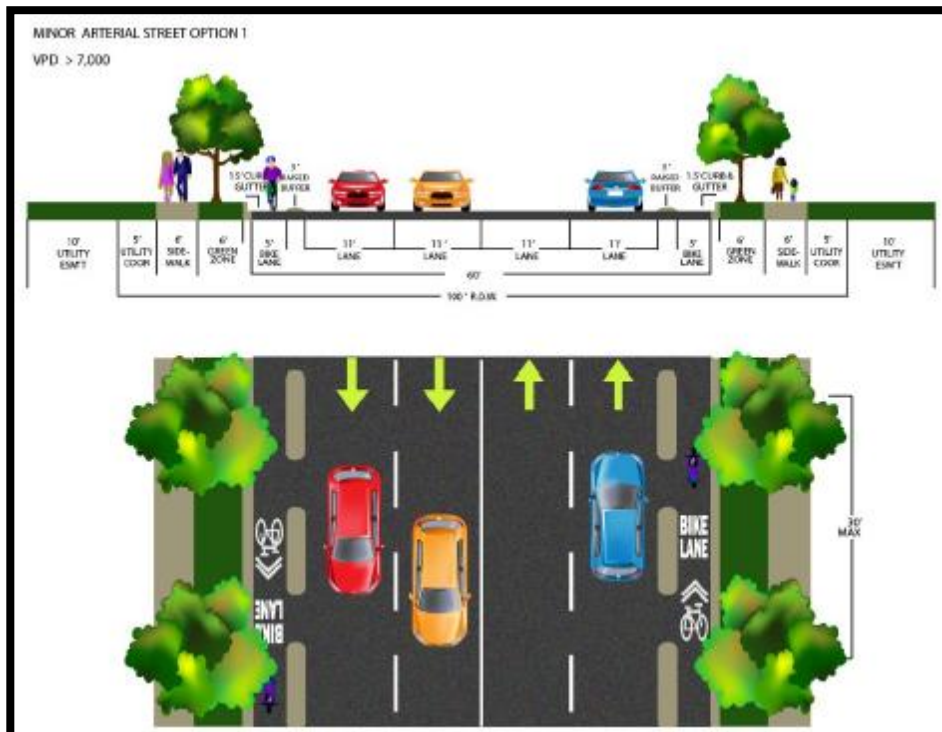
**DESIGN:** The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

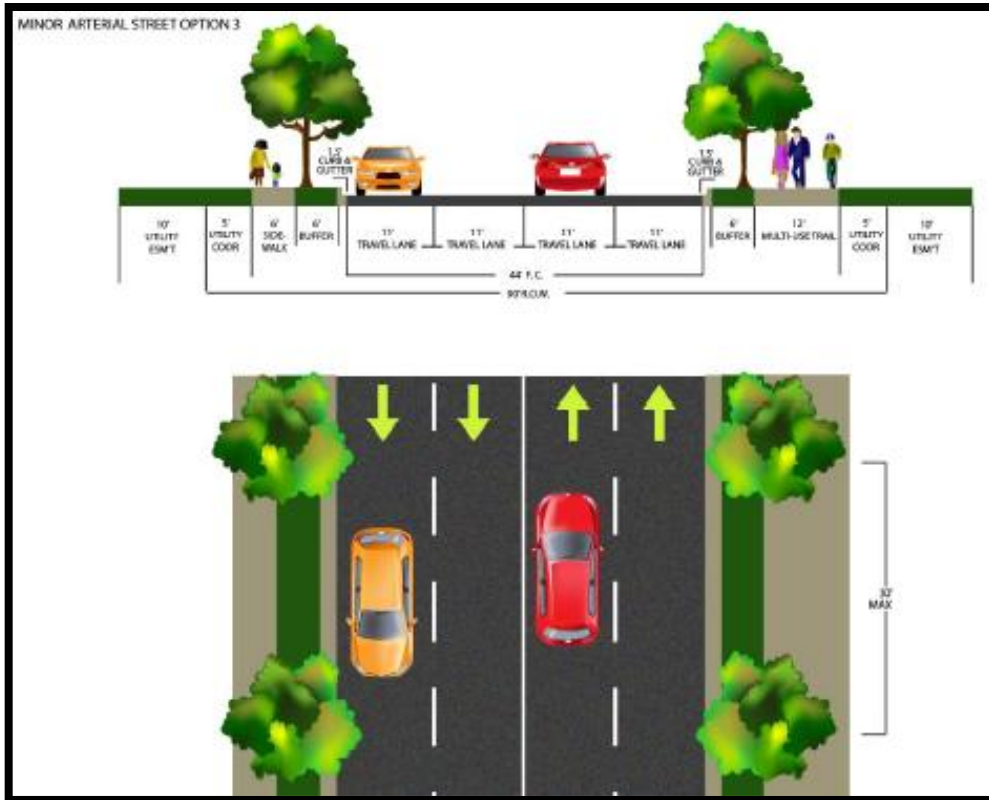
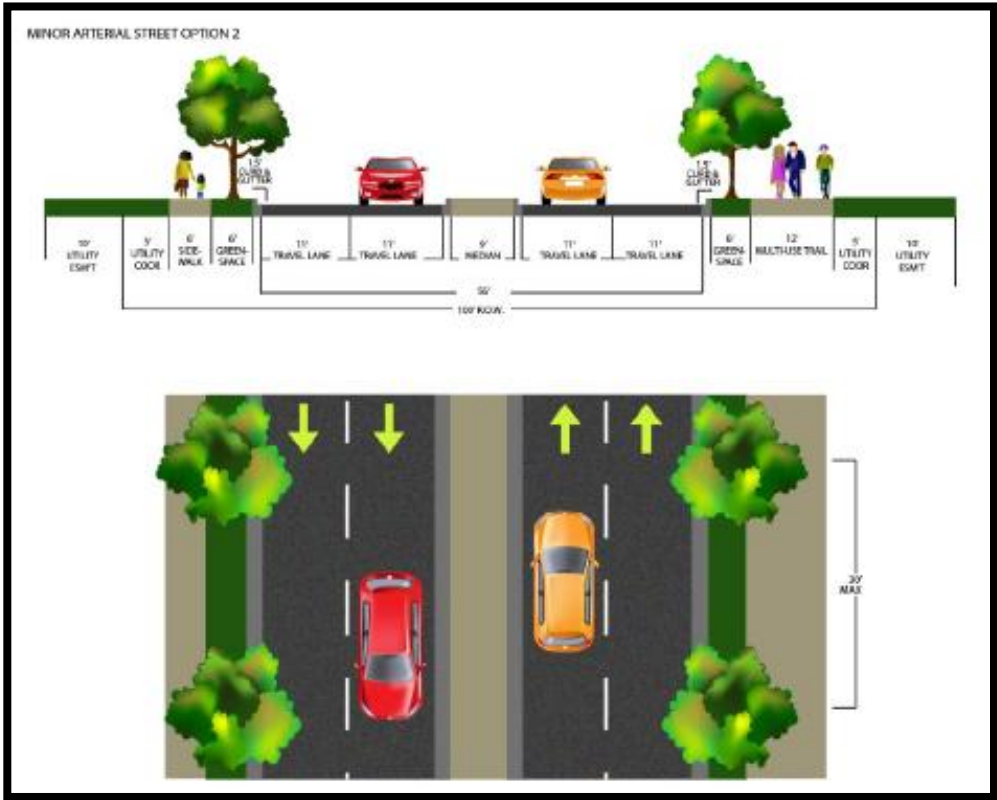


**Minor Arterials** function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

**FUNCTION:** Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.







**DESIGN:** Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).





**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all 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
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Rural growth sector and industrial growth sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop.	
<b>(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;</b>	With proper planning there should not be any adverse effects caused by the property.	
<b>(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services</b>	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as "R-1", single family residential district. The applicant is applying for a rezoning to allow C-3 general commercial and I-2 General industrial at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

### Chapter 117 of the City Code of Ordinances/Zoning defines C-3 and I-2 as follows:

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

*I-2, general industrial district.* This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

### 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 were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

**Conclusion:**

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-06 ; a request to rezone property “R-1”, single family residential district, to “C-3” general commercial District and “I-2” General industrial district. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ 26-06 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family residential district, to “C-3” general commercial District and “I-2” General commercial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

**MAPC Meeting March 24<sup>th</sup>, 2026**

**1. Call to order**

**2. Roll Call**

Present (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

**3. Approval of minutes**

**MIN-26:028**                    MINUTES March 10<sup>th</sup>, 2026 MAPC

**A motion was made by Dennis Zolper, seconded by Jim Little, that the minutes be approved, the motion was PASSED with the following vote:**

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

**4. Preliminary Subdivisions**

**PP-26-03**                    **Preliminary Subdivision: Windsor Landing Phase IX**

Papi Investment LLC and Island Construction Inc are requesting to appeal for a Preliminary Subdivision of Windsor Landing Phase IX.

Jeff Steiling (Chair): Do we have anyone here to present for this item?

Darren Williams (Proponent): I'm Darren Williams with McAllister Engineering, we're at 4508 Stadium Blvd here in Jonesboro. Essentially this is the last phase of that Subdivision. To my knowledge, there were some issues with the way it was originally platted and we have gone back and forth to address what those issues were, and as far as I know, we've addressed everything that needed to be addressed and now we're just seeking approval for it.

Derrel Smith (City Planner): Yes sir, we have reviewed it, and it does meet all the requirements of the subdivision ordinance, so we would recommend approval for this subdivision.

Dennis Zolper (Commission): Zolper, I'll make a motion that we approve.

Jim Little (Commission): Second.

**A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:**

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

## **6. Conditional Use**

### **7. Rezoning**

#### **RZ-26-05                      Rezoning: 5925 East Johnson Ave**

Horizon Land Surveying LLC is requesting a rezoning for the property at 5925 East Johnson Ave from I-1 limited industrial district to C-3 LUO.

**Rescheduled for next MAPC Meeting, April 14<sup>th</sup>, 2026**

#### **RZ-26-06                      Rezoning: 6904 East Highland Dr**

The applicant John Easley is requesting a rezoning of the property at 6904 East Highland Dr from R-1 single-family medium density district, to C-3 general commercial district, and I-2 general industrial district.

John Easley (Proponent): I'm John Easley with Associated Engineering on behalf of John Stuckey, the property owner. We're asking a rezoning on a very small portion of the property. Back in '86 when the annexation took place, this was on the very edge of the city limits and the property that was coming in was coming in as R-1, 300 foot off of Easley Lane, and 300 foot off of Highway 18. Since then, it's been annexed proper zoning for industrial. What Mr. Stuckey is asking for is a portion of the R-1 to be rezoning to commercial C-3 along Highway 18, and then approximately half way up the property on Easley Lane. And the rest of the property remains the same.

Jeff Steiling (Chair): We're going to ask for city comments, Derrel if you would let us know the cities stance.

Derrel Smith (City Planner): Yes sir, we've reviewed this, it meets all six criteria of the rezoning request. So, we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Jeff Steiling: Do we have any comments from the community on this property? Yes, sir. If you would come up and state your name and address, and what your comments are.

Milford Cummings (Public): My name is Milford Cummings, I live at 1903 Easley Lane and all the people along there that I've talked to, they want to know what's going to be built right in front of our house. And the last time I asked, they said they didn't know yet. Well, if you build a noisy factory there, it's going to ruin us. We can't sleep at nights, we sell our houses. So, we still want to know before you approve it, what's going to be there.

Jeff Steiling: Well, at this particular point, this commission is not charged with being able to ask what's going to be developed there. It's just a changing of the zoning to C-3 and there's a whole series of properties or developments that fit within a C-3 zoning. So, they would be able to build any of those items, but would have to ask for special permission, or special changes of use if they do something outside of that zoning.

Milford Cummings: That's what I was wondering. Does it get down to where they can build a factory there? Is it going to be a small business like thing?

Jeff Steiling: A factory would not fit in C-3.

Milford Cummings: Okay, that's the big thing, nobody along there wants a big noisy factory right in front of their house. And so, that's what we're mainly worried about, but we would want to know kind of what was going to be built there. So, we would know whether it was going to help us or hurt us.

Jeff Steiling: Right, I believe the bigger part of that property is already I-2. Is that correct John?

John Easley: The big part of the property is I-2 and we're not asking you for anything on that, for the C-3 areas the plan is to probably to split it up into individual lots.

Carol Duncan (City Attorney): John, would you come up to the mic?

John Easley: On the C-3 part along Easley Lane and along Hwy 18, those would more than likely be cut up into individual lots for small businesses. Support for the industrial area, commercial on Highway 18, but there won't be a factory in front of your house.

Jeff Steiling: Are there any comments or questions from Commission Members? No other comments, do we have a motion?

Dennis Zolper (Commission): Zolper, make a motion to approve the request as submitted. Subject to the stipulations.

Jim Little (Commission): Little, second.

**A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:**

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

## **8. Miscellaneous Items**

## **9. Staff Comments**

Jeff Steiling (Chair): Anybody else have any other business this evening?

Derrel Smith (City Planner): One thing, next week is our design week for our comprehensive plan, from Monday to Thursday. We have an open house on Monday and Thursday nights from 5 to 7:30. We'll also have working committees during that time. Feel free to drop by at any time. Take the survey, give us your opinions and we hope to see you all there. You can come at anytime but you know, if you get a chance come by. It's at the old YMCA over on Nettleton.

## **10. Adjournment**

Meeting was adjourned.

OFFICIAL RECEIPT

Receipt Date 03/26/2026 09:38 AM  
Receipt Print Date 03/26/2026

Receipt # 00274609  
Batch # 00026.03.2026

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

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 335.40

Detail:

01-000-0150-00  
Proof of Publication 6904 E.  
Highland/Rezoning 335.40

-----  
Total 335.40

Payment Information:

Check 40973 335.40  
Change 0.00

Associated Engineering and Testing/do not use  
Customer #: 009931  
103 S. Church

Jonesboro, AR 72403

Cashier: ALCooksey  
Station: ALCOOKSEY



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-26:011

**Agenda Date:**

**Version:** 1

**Status:** Second Reading

**In Control:** City Council

**File Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-2 TO C-3 FOR PROPERTY LOCATED AT 2005 EAST HIGHLAND DRIVE

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

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

From: C-2, Downtown Fringe Commercial District

To: C-3, General Commercial District,

That land described as follows:

### LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, THENCE SOUTH 89°35'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 660.35 FEET TO A POINT; THENCE SOUTH 00°22'14" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00°22'14" WEST, A DISTANCE OF 959.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GRANT AVENUE; THENCE NORTH 89°52'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 150.46 FEET TO A POINT MARKING THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 03°47'01", A RADIUS OF 1,516.75 FEET, A CHORD BEARING OF SOUTH 88°12'44" WEST AND A CHORD DISTANCE OF 101.46 FEET, THENCE ALONG SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 101.48 FEET TO A POINT; THENCE SOUTH 88°44'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 83.22 FEET TO A POINT;

HENCENORTH00°28'47" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 169.60 FEET TO A POINT; THENCE NORTH 00°07'44" EAST, A DISTANCE OF 222.50 FEET TO A POINT; THENCE NORTH 00°28'07" EAST, A DISTANCE OF 567.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHLAND DRIVE (ARKANSAS HIGHWAY 18); THENCE NORTH 89°11'36" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 334.80 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 321,234 SQ. FT. OR 7.37 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF- WAY OF RECORD.

SECTION II: The rezoning of this property shall adhere to the following stipulations:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Floodplain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

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

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



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Meeting Date: 3/10/26  
2/24/26 Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: 2005 East Highland Drive, East of Bernard Street

Side of Street: South between Bernard Street and Caraway Road

Quarter: Northeast Section: 29 Township: 14 North Range: 4 East

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

**SITE INFORMATION:**

Existing Zoning: Commercial C-2 Proposed Zoning: Commercial C-3

Size of site (square feet and acres): 321.234 SF / 7.37 Acres Street frontage (feet): 334' Highland

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Highland Drive - asphalt (5 lanes ), Grant Avenue - asphalt (2 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

Use of adjoining properties:

North Commercial C-3

South Commercial C-3

East Commercial C-3

West Commercial C-3

Physical characteristics of the site: Vacant lot - Old Malco Site

Characteristics of the neighborhood: Commercial Development.

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

**REZONING INFORMATION:**

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

- (1). How was the property zoned when the current owner purchased it? C-2 Downtown Fringe Commercial District
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial office and retail development, which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop commercial office and retail space.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Commercial development with 7 lots. Density not determined at this time.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes. with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be in the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide commercial development.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. This rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? +/- 20 years
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 months.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application. A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

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

**Owner of Record:**

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

Name: East Arkansas Area Agency on Aging

Address: 2005 East Highland Drive

City, State: Jonesboro, AR ZIP 72402

Telephone: 870 930 7700

Facsimile: 870 930 7709

Signature: Kristie Landis

**Applicant:**

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

Name: Kristie Landis

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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



**CITY OF JONESBORO  
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

**TUESDAY, March 10, 2026 AT 5:30 P.M.**

On the agenda for this meeting is a request to the Commission to approve a Zoning Request **on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: East Arkansas Area Agency on Aging DATE: February 17, 2026

DESCRIPTION OF REQUESTED USE: From existing C-2, Downtown Fringe Commercial District to C-3, General Commercial District

LOCATION OF REQUESTED USE: 2005 East Highland Drive, East of Bernard Street

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

\_\_\_\_\_  
Printed Name of Property Owner within 200'

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

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



4/30



\*JB2011R-008892 4\*

JB2011R-008892

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

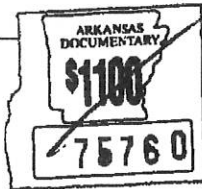
06/09/2011 02:52PM

BY Scott Neate, D. C.

Please Return To:

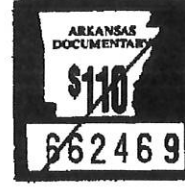
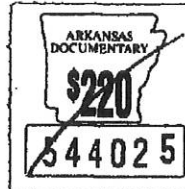
Lenders Title Company  
2207 Fowler Avenue  
Jonesboro, AR 72401

11-059230-300



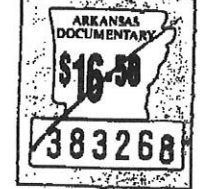
FOR RECORDER'S USE ONLY

WARRANTY DEED  
(CORPORATION)



KNOW ALL MEN BY THESE PRESENTS:

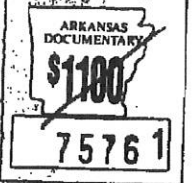
That, MALCO THEATRES, INC. and HRM ENTERPRISES, INC., collectively, Grantor, both corporations organized under and by virtue of the laws of the State of Arkansas, by and through their Presidents, duly authorized by proper resolution of the Board of Directors, for and in consideration of the sum of ---TEN AND 00/100 --- DOLLARS --- (\$10.00) and other good and valuable consideration, in hand paid by EAST ARKANSAS AREA AGENCY ON AGING, INC., Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas, to-wit:



SEE ATTACHED EXHIBIT 'A'

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any, including but not limited to the non-exclusive ingress-egress and parking rights over the hereinabove described property granted in the Warranty Deed of record in the Circuit Clerk's Office of Craighead County, AR in Deed Book 443, Page 397.

The following covenant and restriction is a part of this Deed, shall run with the land and shall bind the successors and assigns of the Grantee forevermore: The hereinabove described property and any improvements thereon may not be used for the operation of a commercial theatre or theatre exhibiting motion pictures.

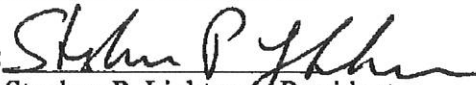


**TO HAVE AND TO HOLD** the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

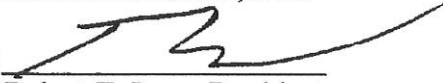
And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

**IN TESTIMONY WHEREOF**, the name of each Grantor is hereunto affixed by its duly authorized officer and its seal affixed this 7 day of June, 2011.

MALCO THEATRES, INC.

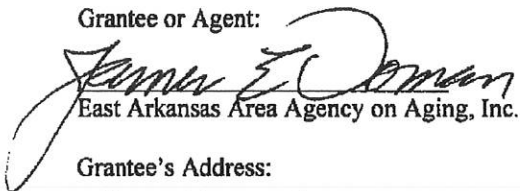
By:   
Stephen P. Lightman, President

HRM ENTERPRISES, INC.

By:   
Robert T. Levy, President

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

Grantee or Agent:

  
East Arkansas Area Agency on Aging, Inc.

Grantee's Address:

P.O. Box 5035  
Jonesboro, AR 72403 5035

ACKNOWLEDGEMENT

STATE OF TENNESSEE )
) SS.
COUNTY OF SHELBY )

BE IT REMEMBERED that on this 7th day of June, 2011, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Stephen P. Lightman, to me personally well known (or satisfactorily proven to be), who stated that he is the President of Malco Theatres, Inc., a corporation, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of June, 2011.

Dianne G. Fortner
Notary Public
My Commission Expires:



STATE OF TENNESSEE MY COMM. EXP. APRIL 6, 2014
) SS.
COUNTY OF SHELBY )

BE IT REMEMBERED that on this 7th day of June, 2011, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Robert T. Levy, to me personally well known (or satisfactorily proven to be), who stated that he is the President of HRM Enterprises, Inc., a corporation, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of June, 2011.

Dianne G. Fortner
Notary Public
My Commission Expires:



MY COMM. EXP. APRIL 6, 2014

EXHIBIT "A"

Part of the West Half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Northeast corner of Section 29, Township 14 North, Range 4 East; thence West along the section line a distance of 660.10 feet; thence South 00 degrees 47' West a distance of 62.30 feet to the South right of way line of Highland Drive to the Northeast property corner and the point of beginning; thence South 0 degrees 47' West a distance of 958.00 feet to the Southeast property corner on the North line of Grant Avenue; thence North 89 degrees 18' 30" West along said right of way line a distance of 150.55 feet to a point; thence along a curve to the left (Rad.=1586.50, Chd.= South 88 degrees 50' 45" West 102.20 feet) a distance of 102.22 feet to a point; thence South 87 degrees 00' 00" West a distance of 82.77 feet to the Southwest property corner; thence North 0 degrees 49' East a distance of 169.86 feet to a point; thence North 89 degrees 11' West a distance of 295.00 feet to a found iron pin on the East line of Bernard Street; thence North 0 degrees 49' East along said East line a distance of 222.46 feet to a found iron pin; thence South 89 degrees 11' East a distance of 295.00 feet to a found iron pin; thence North 0 degrees 49' East a distance of 567.66 feet to a found iron pin in the South line of Highland Drive; thence North 89 degrees 33' 30" East along said South line a distance of 334.80 feet to the point of beginning, containing 8.863 acres, more or less.

9589 0710 5270 1698 9419 62

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Brookland, AR 72417

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent  
GAMBLE LAND COMPANY, LLC &  
MATH INVESTMENTS, LLC  
24 CRAIGHEAD 912  
BROOKLAND, AR 72417

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Brooklyn, NY 11234

Certified Mail Fee	\$5.30
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent  
BERNARD COURT MS REALTY, LLC  
3119 QUENTIN ROAD  
BROOKLYN, NY 11234-4234

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent  
NORTHROCK PARTNERS, LLC  
24 CRAIGHEAD 912  
BROOKLAND, AR 72417

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Walnut Ridge, AR 72476

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent  
CAVENAUGH PROPERTIES, LLC  
P.O. BOX 429  
WALNUT RIDGE AR 72476-0429

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Jonesboro, AR 72401

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent  
ELITE 412 REAL ESTATE, LLC  
1000 WINDOVER, SUITE "C"  
JONESBORO, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Jonesboro, AR 72401

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent  
EAST ARK. AREA AGENCY ON AGING  
2005 EAST HIGHLAND DRIVE  
JONESBORO AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Springdale, AR 72766

Certified Mail Fee \$5.30

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
  - Return Receipt (electronic) \$
  - Certified Mail Restricted Delivery \$
  - Adult Signature Required \$
  - Adult Signature Restricted Delivery \$

Postage \$0.78

**Total Postage and Fees**  
\$10.48



RNR INVESTMENTS, LLC  
 P.O. BOX 8140  
 SPRINGDALE, AR 71766-8140

9589 0710 5270 1698 9417 57



***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 26-03**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on March 10, 2026***

**REQUEST:** To consider a rezoning of 2005 East Highland Drive, East of Bernard St

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “C-2”, downtown fringe commercial district, to “C-3” general commercial district

**APPLICANT:** **Kristie Lands**

**LOCATION:** 2005 East Highland Dr

**SITE DESCRIPTION:** **Total Size:** Approx. 7.37 Acre- 321,234 S.F.  
**Street Frontage:** Approx. 334’ ft along Bernard St

**Existing Development:** Circa 2002, and 2003 this site was designed and approved as a subdivision.

**Physical Characteristics of the Site:** Vacant Lot

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>C-3</b>
<b>South</b>	<b>C-3</b>
<b>East</b>	<b>C-3</b>
<b>West</b>	<b>C-3</b>

**HISTORY:**

## **ZONING ANALYSIS:**

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

### **Comprehensive Plan Land Use Map:**

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

### **High Intensity:**

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available, and transportation facilities are equipped to handle the traffic.

### Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.





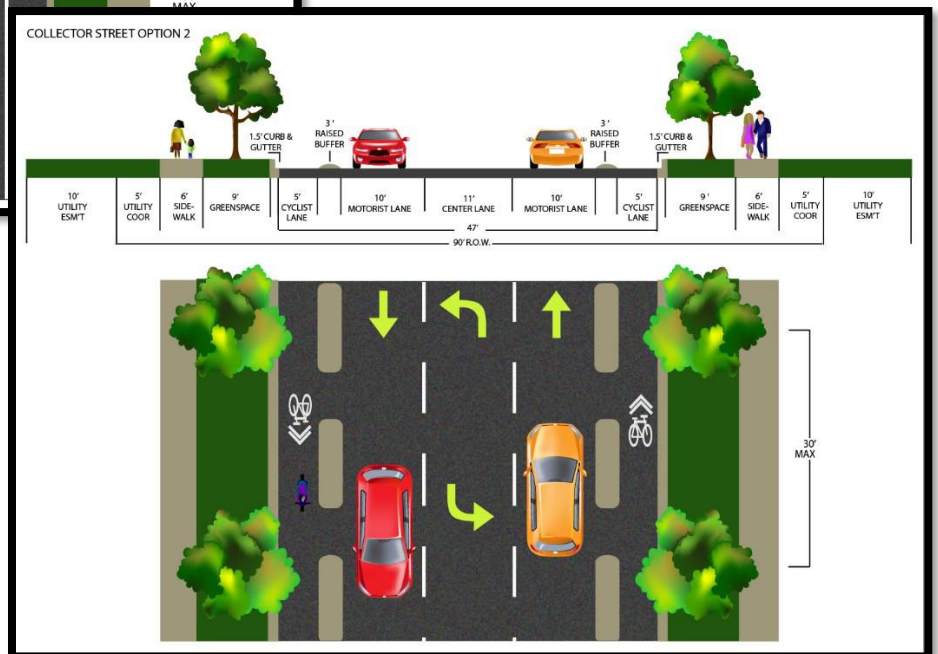
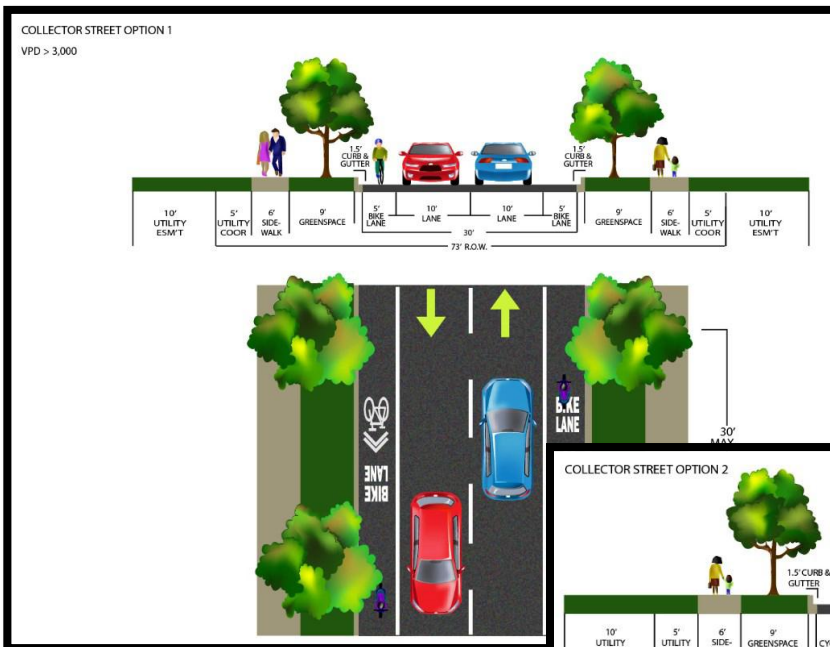
## Master Street Plan/Transportation

The subject property will be served by Bernard St. The Master Street Plan classifies Bernard St as a Collector Street.

**Collectors** provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.







**FUNCTION:** A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

**DESIGN:** Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all 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
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity growth sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop as an Planned Development District use.	
<b>(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;</b>	With proper planning there should not be any adverse effects caused by the property.	
<b>(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services</b>	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as "C-2", downtown fringe commercial district. The applicant is applying for a rezoning to allow C-3 general commercial at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

### Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

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

### 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 were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

**Conclusion:**

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-04 ; a request to rezone property “C-2”, downtown fringe commercial district, to “C-3” general commercial District. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ 26-04 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “C-2”, downtown fringe commercial district, to “C-3” general commercial District., will be compatible and suitable with the zoning, uses, and character of the surrounding area.

**MAPC Meeting March 10<sup>th</sup>, 2026**

**1. Call to order**

**2. Roll Call**

Present (7): Dennis Zolper, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson, Lonnie Roberts

Absent (2): Jeff Steiling, Paul Ford

**3. Approval of minutes**

**MIN-26:023**                    MINUTES February 10<sup>th</sup>, 2025 MAPC

**A motion was made by Jimmy Cooper, seconded by , that the minutes be approved, the motion was PASSED with the following vote:**

Aye (7): Dennis Zolper, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson, Lonnie Roberts

Nay (0)

Absent (2): Jeff Steiling, Paul Ford

**4. Preliminary Subdivisions**

**6. Conditional Use**

**7. Rezoning**

**RZ-26-04**                    **Rezoning: 2005 East Highland Dr**

The Applicant Kristie Lands is requesting a rezoning of the property 2005 East Highland Drive from C-2 to C-3.

Lonnie Roberts (Chair): Do we have the proponent for this item?

John Easley (Proponent): John Easley with Associated Engineering on behalf of East Arkansas Planning. The current site we have is what was the old Malco movie theater and parking lot, it's

currently zoned C-2, and we're asking for it to be changed to C-3 to fit in with the adjacent property and overall neighborhood.

Lonnie Roberts: Okay, and I think you said yesterday this will all be at least temporarily zoned into one plat once we're finished.

John Easley: Yeah.

Lonnie Roberts: Okay. City Planner do you have staff comments on this one?

Derrel Smith (City Planner): Yes, sir. We do. We reviewed it and it meets all six of the rezoning criteria. So, we would recommend approval with the following requirements, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and with this being a rezoning, I'll open up for public comments or questions. If not, I'll open up for commissioners, any questions or comments for the city or the proponent?

Commission: I make a motion to approve.

Lonnie Roberts: A motion to approve do I hear a second?

Commission: Second.

**A motion was made by, seconded by, that the matter be approved, and the motion was PASSED with the following vote:**

Aye (6): Dennis Zolper, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson

Nay (0)

Absent (2): Jeff Steiling, Paul Ford

## **8. Miscellaneous Items**

## **9. Staff Comments**

Lonnie Roberts (Chair): City planner do you have any staff comments?

Derrel Smith (City Planner): We had a rezoning that went out, it was published to be meeting today but we did not get all the notifications out so we had to reschedule. So, we will make those notifications and let everyone know it will be rescheduled. We need to find out if we're going to have a quorum for the March 24<sup>th</sup> meeting since that is the week of Spring Break and we know that several members are already going to be out, so let me know. How many of you are planning to be here on March the 24<sup>th</sup>?

Lonnie Roberts: We need to reach out to Ford and Steiling.

Derrel Smith: So, right now, if everybody, all five of them show up, we'll have a quorum. I'll reach out to the other two and we'll let you know if we will actually be able to have the meeting or not. Hopefully, we should know by the end of this week. The other thing is Design Week starts for the Comprehensive Plan and Master Street Plan, from March 30<sup>th</sup> through April the 4<sup>th</sup> at the old YMCA building. So, please come out and give your input. It will be all day sessions. If you're on the steering committee there will be a session just for that and there will be sessions for the public to come in. So, it'll basically be a four day event and we'll be out there hopefully to get everybody's comments so that we can provide a comprehensive growth plan that reflects the city.

Commission: Derrel, what time does that start?

Derrel Smith: They will be all day events. We're going to start in the mornings with some and there will be meetings and different things. I'll send out the ones open to everybody, I'll send you the times and dates on the whole.

Commission: Okay, thank you.

## **10. Adjournment**

Meeting was adjourned.

OFFICIAL RECEIPT

Receipt Date 03/12/2026 09:53 AM  
Receipt Print Date 03/12/2026

Receipt # 00274012  
Batch # 00012.03.2026

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

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 351.00

Detail:

01-000-0150-00  
Proof of Publication 2005 E  
Highland Dr Rezoning 351.00

-----  
Total 351.00

Payment Information:

Check 40959 351.00  
Change 0.00

Assocaited Engineering & Testi  
Customer #: 000000

Cashier: ALCooksey  
Station: ALCOOKSEY



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-26:006

---

**Agenda Date:**

**Version:** 1

**Status:** Third Reading

**In Control:** Public Safety Council Committee

**File Type:** Ordinance

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

Now therefore be it ordained by the city council for the city of Jonesboro Arkansas to make the following change as recommended by the Traffic Control Committee:

Establish no parking on either side of South Madison Street from Jefferson Avenue to Washington Avenue



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-26:028

**Agenda Date:** 4/7/2026

**Version:** 1

**Status:** Held in Council

**In Control:** Finance & Administration Council Committee

**File Type:** Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A CONTRACT TO LEASE OFFICE SPACE FOR E-911 ADMINISTRATIVE STAFF AND AMEND THE FY2026 BUDGET

WHEREAS, following the closure of the non-reinforced portion of the Justice Complex, E-911 administrative and training staff have been temporarily housed in open office space in multiple areas at City Hall; and

WHEREAS, 911 administrative staff seek a longer-term office arrangement that allows for more efficient communication, training needs and general usage space; and

WHEREAS, new staffing has been hired, and office spaces currently occupied by 911 administration are now needed by other department staff; and

WHEREAS, it has been determined that it is more cost effective to rent a temporary space rather than repair the damaged Justice Complex building until the new 911 center is completed.

WHEREAS, research has been performed and the space proposed has been identified as the best option in regard to pricing, layout and location.

WHEREAS, the unit is located at 624 S. Main and includes approximately 1,700 square feet that includes office space, a conference room for training, private restrooms and a breakroom area.

WHEREAS, the proposed lease initial term is 6 months with the ability for the city to renew under the same terms at a rate of \$2,300 per month.

WHEREAS, in order to support the lease payments, moving cost, and miscellaneous expenses associated, a FY2026 budget amendment of \$25,000 is requested.

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

Section 1: The City Council approves the lease contract, attached to this resolution, with Continental Limited Partnership.

Section 2: The City Council hereby approves a \$25,000 amendment of the E911 FY2026 budget.

Section 3: The Mayor, Harold Copenhaver and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

WHEREAS, following the closure of the non-reinforced portion of the Justice Complex, E-911 administrative and training staff have been temporarily housed in open office space in multiple areas at City Hall; and

WHEREAS, 911 administrative staff seek a longer-term office arrangement that allows for more efficient communication, training needs and general usage space; and

WHEREAS, new staffing has been hired, and office spaces currently occupied by 911 administration are now needed by other department staff; and

WHEREAS, it has been determined that it is more cost effective to rent a temporary space rather than repair the damaged Justice Complex building until the new 911 center is completed.

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WHEREAS, the unit is located at 624 S. Main and includes approximately 1,700 square feet that includes office space, a conference room for training, private restrooms and a breakroom area.

WHEREAS, the proposed lease initial term is 6 months with the ability for the city to renew under the same terms at a rate of \$2,300 per month.

WHEREAS, in order to support the lease payments, moving cost, and miscellaneous expenses associated, a FY2026 budget amendment of \$25,000 is requested.

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

Section 1: The City Council approves the lease contract, attached to this resolution, with Continental Limited Partnership.

Section 2: The City Council hereby approves a \$25,000 amendment of the E911 FY2026 budget.

Section 3: The Mayor, Harold Copenhaver and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.



## LEASE AGREEMENT

This indenture of Lease, made and entered into this \_\_\_\_\_ day of March, 2026, by and between **Continental Limited Partnership**, hereinafter referred to as “**Lessor**,” and \_\_\_\_\_, hereinafter referred to as “**Lessee**” (whether one or more),

**Witnesseth:**

**That For and in Consideration** of the rents and covenants hereinafter set out, the **Lessor** does hereby let, lease, and demise that certain space in that certain building known as the “Continental Building,” and located at 624 South Main Street, Jonesboro, Arkansas, being more specifically described as:

Suite #101 (Unit), consisting of eight rooms two storage closets, kitchenette, and private restroom, located on the East side of the first floor, and containing approximately 1,703 square feet of floor space and hereinafter referred to as the “demised premises.”

**To Have and to hold** the said demised premises unto the **Lessee**, it’s successor, and assigns from the First 1<sup>st</sup> day of \_\_\_\_\_ 2026, and ending on the Last day of \_\_\_\_\_ 2026, for and during and until the full end and term of SIX (6) months(s), then next and ensuing and fully to be completed and ended. Upon completion of the SIX (6) months term, **Lessee** may exercise the option to renew the lease agreement, and upon the terms and conditions hereinafter expressed:

- 1) The **Lessee** agrees to pay, and the **Lessor** agrees to accept as rent for the said demised premises, the sum of Two Thousand, Three Hundred Dollars (\$2,300.00) per month, payable in advance on or before the first (1<sup>st</sup>) day of each month during the term hereof. It is also agreed that any monthly rental received after the fifth (5<sup>th</sup>) day of the month shall include a late payment fee of Twenty Dollars (\$20.00).
- 2) The rents and charges herein set out shall be due and payable on the first (1<sup>st</sup>) day of each month during the term hereof, and shall be delinquent upon the close of business on the fifth (5<sup>th</sup>) day after said date. Upon the sixth (6<sup>th</sup>) day after said date, the said rents and charges remaining unpaid, LESSOR shall give LESSEE written notice of such delinquency and five (5) days thereafter, said rents and charges shall be deemed in default for the purpose of paragraph 20 herein below.
- 3) The **Lessor** acknowledges receipt of \$ NONE from the **Lessee**, to be held by the **Lessor** to cover replacement or repairs of any property which shall be damaged or destroyed during the occupancy of the Lessee, for any cleaning costs entailed to prepare the property for further rental, or for any unpaid lease. Any portion of such money remaining after paying the loss, damage, cleaning, or unpaid lease at the expiration of the lease shall be returned to the LESSEE.

Lessor (Initials) \_\_\_\_\_

Lessee (Initials) \_\_\_\_\_

\_\_\_\_\_, Lease, - \_\_\_-2026.

4) It is understood and agreed that in the event that no “deposit” is required from Lessee, that said Lessee shall still be liable for those repairs, replacements, or cleaning costs as described above in paragraph 3, and shall pay such costs to the Lessor withing 15 days of receipt of such billing.

5) The demised property shall be used only by the **Lessee**, it’s successors and assigns, and for the purpose of conducting the \_\_\_\_\_ and no other type of commercial activity shall be conducted on said premises without the prior written permission of the **Lessor**.

6) **Lessee** takes said premises subject to all building and zoning restrictions and laws in force on the date hereof, it being understood by both parties that the conduct of the business described herein is in compliance with such restrictions. **Lessee** shall have seven (7) days from signing of this Lease to confirm such compliance.

7) **Lessee** shall examine said demised premises before taking possession thereof, and **Lessee’s** entry into possession shall constitute conclusive evidence that as of the date thereof, the said demised premises were in good order and satisfactory condition.

8) **Lessee** will not assign or in any manner transfer this **Lease**, or any estate, interest, or benefit therein, or sublet said demised premises, or any part or parts thereof, or permit the use of the same or any part thereof by anyone other than the said **Lessee** without the prior written consent of the **Lessor**. Consent by the **Lessor** to any assignment or transfer of interest under this Lease, or subletting of said demised premises shall not constitute a release, waiver, or consent to any other assignment, or any part thereof and shall be limited to the instance stated in such written consent. Consent shall not be unreasonably withheld.

9) In the event said demised premises shall be made untenable by fire or other casualty, **Lessor May**; (a) terminate the term of this Lease, or (b) repair, restore, and rehabilitate said premises. If **Lessor** elects to repair, restore, and rehabilitate said premises and shall fail to begin construction within thirty (30) days following such loss, **Lessee**, within fifteen (15) days next following, may terminate this lease by written notice to **Lessor**. If **Lessor** shall fail to substantially complete such repair, restoration, and rehabilitation within three (3) months, allowance being made for delay due to practical impossibility, **Lessee**, by written notice to the **Lessor**, given within fifteen (15) days next following the last day of said three months, may terminate the term hereof as of the date of such fire or casualty. The rents shall be abated by **Lessor** during the period said demised premises are uninhabitable, subject to the conditions and terms set out above.

Lessor (Initials) \_\_\_\_\_

Lessee (Initials) \_\_\_\_\_

\_\_\_\_\_, Lease, - -2026.

10) From and after the effective date of this **Lease**, and throughout the term of this **Lease**, the **Lessee**, at it's own costs and responsibility shall maintain in good condition the demised premises, and at the end of said Lease, surrender same in like condition as when taken, excepting therefrom only natural wear and tear. Said **Lessee** shall be responsible to said **Lessor** for any and all such costs which shall be due to the negligence of the **Lessee**, it's officers, employees, agents, guests, or invitees.

11) The **Lessee** agrees not to make any alterations in the demised premises without the prior written consent of the **Lessor**. All fixed appliances, plumbing, heating, air conditioning, electrical, or other fixtures and partitions shall remain in place when the demised premises are vacated at the end of or during the term of this Lease.

12) **Lessee** agrees not to erect, install, or display upon the exterior of the said building or part thereof, including windows, any sign, lettering, placard, announcement, decoration, or advertising material whatsoever. **Lessee** may have the firm name painted or placed upon the entrance door or adjacent wall to the demised premises, said design and location to have prior approval of the **Lessor**.

13) **Lessee** shall obtain and maintain throughout the term of the Lease, a policy of liability insurance adequate to protect **Lessor** against the claims of any and all persons coming upon said demised premises.

14) **Lessee** agrees not to suffer anything to be or to remain in or upon or about the demised premises which will invalidate any policy of insurance which **Lessor** may now or hereafter have upon said demised premises. **Lessee** shall not hold **Lessor** liable for any loss whatsoever for personal property in the event of damage or destruction or loss of said property by fire or other casualty.

15) **Lessee** shall not permit, allow, or cause any act or deed to be performed, or any practice to be adopted or followed in or about said demised premises which shall cause, or be likely to cause, injury or damage to any person or to said demised premises or it's appurtenances. **Lessee** agrees not to commit or permit any waste whatsoever nor to create or allow any nuisance to exist on the premises and to abate any nuisance that may arise promptly and free of expense to the **Lessor**.

Lessor (Initials) \_\_\_\_\_

Lessee (Initials) \_\_\_\_\_

\_\_\_\_\_, Lease, - \_\_\_\_\_-2026.

16) **Lessee** shall at all times keep demised premises in a neat and orderly condition. **Lessee** agrees not to interfere with the full and complete use of the entry ways and common access areas by other tenants or their clients by the storage or temporary deposit of products, merchandise, supplies, equipment, or other materials except for brief transit, without the express approval of the **Lessor**.

17) The deposits and payments for the use of electricity, water, sewage, refuse, heat, and air conditioning will be paid by the **Lessor**. Telephone and other utilities are the responsibility of the **Lessee**. Installation of additional or supplemental electrical power or other utility sources or lines shall have the prior written approval of the **Lessor**.

18) **Lessee** agrees to have and to hold the **Lessor** harmless from violations of the laws of the United States, the State of Arkansas, the County of Craighead, and the Ordinances and Laws of the City of Jonesboro, Arkansas.

19) To permit the **Lessor**, it's agents, or employees, to have access to and to enter said premises at all reasonable and necessary times for any purpose connected with the repair, improvement, care, and management of the demised premises, and of the building in which said demised premises are situated, including the showing of the property to prospective Lessees or purchasers. It is also agreed that **Lessor** shall have keys to all units for access thereto in event of emergencies or management purposes. **Lessor** agrees not to enter upon said demised premises without good cause and shall respect the privacy and confidentiality of demised premises.

20) The happening of any one of the following events (hereinafter referred to as "event of default") shall constitute a breach of this **Lease** on the part of the **Lessee**, namely:

- (a) The failure of the **Lessee** to pay any and all rents and charges payable to **Lessor** under the provisions of this **Lease Agreement**, on the terms and at the times herein specified. The failure of **Lessee** to pay any rental when due shall be a breach of all future rentals.
- (b) The filing by or on behalf of **Lessee** of any Petition of Pleading to declare **Lessee** a bankrupt, or the adjudication in bankruptcy of **Lessee** under any Bankruptcy Law or Act.
- (c) The failure of **Lessee** to fully and promptly perform any act required of it in the performance of this Lease or to otherwise comply with any term or provision hereof.

Lessor (Initials) \_\_\_\_\_

Lessee (Initials) \_\_\_\_\_

\_\_\_\_\_, Lease, - \_\_\_\_-2026.

Upon the happening of any event of default, the **Lessor** shall, at **Lessor's** option, have the right to enter upon and take immediate possession of said demised premises, either with or without bond or notice, and to evict and expel the **Lessee** and any or all of **Lessee's** property, either with or without process of law or in equity, and without prejudice to any remedies or rights which **LESSOR** may have for the collection of any delinquent rents, rents accruing in the future, possession, past, present, or future damages, or any other remedies to which the **Lessor** may be entitled and no delay in the exercise of the option shall be deemed a waiver of **Lessor's** right to exercise same at a later date.

21) The execution of this **Lease** or the performance of any act pursuant to the provisions hereof shall not be deemed or construed to have any relationship between Lessor and Lessee other than solely that of Landlord and tenant.

IN WITNESS WHEREOF, the parties hereto have caused this indenture to be signed on this the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Continental Limited Partnership, Lessor

\_\_\_\_\_  
\_\_\_\_\_, Lessee



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: COM-26:017

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**Agenda Date:** 4/7/2026

**Version:** 1

**Status:** To Be Introduced

**In Control:** City Council

**File Type:** Other  
Communications

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS FOR THE MONTHS  
OF JANUARY 2026 AND FEBRUARY 2026

Jonesboro Airport Commission  
Prepared Financial Statements  
January 31, 2026 and 2025

Substantially all disclosures omitted

Jonesboro Airport Commission  
 Balance Sheet  
 As of January 31, 2026 and 2025

Assets

	2026	2025
<b>Current Assets</b>		
Cash - Centennial Bank 503461691	\$ (299.67)	\$ (258.28)
Cash - Centennial Insurance 503461721	119.02	250,690.13
Cash-Centennial x8092	(569,833.06)	0.00
Cash- First Natl Bank 4531	3,773,409.89	0.00
Investment Account-50-3461-21-2	0.00	4,664,218.15
Investment Account-50-3461-91-5	1,692,108.98	1,100,827.78
Investment Account-0924	<u>623,348.02</u>	<u>6,955.76</u>
<b>Total Current Assets</b>	<u>5,518,853.18</u>	<u>6,022,433.54</u>
<b>Property and Equipment</b>		
<b>Net Property and Equipment</b>	<u>0.00</u>	<u>0.00</u>
<b>Total Assets</b>	<u>\$ 5,518,853.18</u>	<u>\$ 6,022,433.54</u>

No assurance is provided.

Jonesboro Airport Commission  
Balance Sheet  
As of January 31, 2026 and 2025

Liabilities and Stockholders' Equity

	2026	2025
<b>Current Liabilities</b>		
Fica Taxes Payable	\$ 1,975.92	\$ 1,024.79
FWH Taxes Payable	1,899.40	1,287.78
SWH Taxes Payable	611.82	402.90
State Unemployment Payable	<u>(451.17)</u>	<u>(504.94)</u>
<b>Total Current Liabilities</b>	<u>4,035.97</u>	<u>2,210.53</u>
<b>Long-Term Liabilities</b>		
<b>Total Long-Term Liabilities</b>	<u>0.00</u>	<u>0.00</u>
<b>Total Liabilities</b>	<u>4,035.97</u>	<u>2,210.53</u>
<b>Stockholders' Equity</b>		
Capital Contributions	6,046,123.09	5,873,332.23
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	<u>(529,833.66)</u>	<u>148,363.00</u>
<b>Total Stockholders' Equity</b>	<u>5,514,817.21</u>	<u>6,020,223.01</u>
<b>Total Liabilities and Stockholders' Equity</b>	<u>\$ 5,518,853.18</u>	<u>\$ 6,022,433.54</u>

No assurance is provided.

**Jonesboro Airport Commission**  
**Statement of Revenues & Expenses - Tax Basis**  
**For the One Month and One Month Ended January 31, 2026**

	One Month Ended January 31, 2026	One Month Ended January 31, 2026
<b>Sales</b>		
Hanger Revenue - FBO	\$ 41,060.41	\$ 41,060.41
Fuel Flowage	9,384.90	9,384.90
HANGER-FOWLER FOODS	1,145.04	1,145.04
HANGER-HYTROL	<u>5,135.42</u>	<u>5,135.42</u>
<b>Total Sales</b>	<b>56,725.77</b>	<b>56,725.77</b>
<b>Cost of Goods Sold</b>		
Grounds	5,148.09	5,148.09
Hanger Expense-FBO	311.83	311.83
Flight Service Station	211.56	211.56
Fire Rescue Building Expense	<u>12,264.95</u>	<u>12,264.95</u>
<b>Total Cost of Goods Sold</b>	<b><u>17,936.43</u></b>	<b><u>17,936.43</u></b>
<b>Gross Profit</b>	<b><u>38,789.34</u></b>	<b><u>38,789.34</u></b>
<b>Operating Expenses</b>		
Insurance - Medical	(337.09)	(337.09)
Payroll Taxes	1,111.49	1,111.49
Postage	400.00	400.00
Salaries - Manager	7,275.65	7,275.65
Telephone	277.64	277.64
Legal & Accounting	<u>750.00</u>	<u>750.00</u>
<b>Total Operating Expenses</b>	<b><u>9,477.69</u></b>	<b><u>9,477.69</u></b>
<b>Operating Income (Loss)</b>	<b>29,311.65</b>	<b>29,311.65</b>
<b>Other Income (Expenses)</b>		
Grant Revenue-State Sales Tax	206.24	206.24
Interest Income	17,889.31	17,889.31
Grant Project Expenditures	(569,833.06)	(569,833.06)
Misc Expense	<u>(7,407.80)</u>	<u>(7,407.80)</u>
<b>Total Other Income (Expenses)</b>	<b><u>(559,145.31)</u></b>	<b><u>(559,145.31)</u></b>
<b>Net Income (Loss)</b>	<b><u>\$ (529,833.66)</u></b>	<b><u>\$ (529,833.66)</u></b>

No assurance is provided.

**Jonesboro Airport Commission**  
**Statement of Revenues & Expenses - Tax Basis**  
**One Month Ended January 31, 2026 and 2025**

	One Month Ended January 31, 2026	One Month Ended January 31, 2025
<b>Sales</b>		
Grant Revenue-City of Jonesboro	\$ 0.00	\$ 70,000.00
Hanger Revenue - FBO	41,060.41	40,176.25
Fuel Flowage	9,384.90	8,178.00
HANGER-FOWLER FOODS	1,145.04	1,145.04
Hangar Land Lease	0.00	14,384.16
HANGER-HYTROL	<u>5,135.42</u>	<u>5,135.42</u>
<b>Total Sales</b>	<b>56,725.77</b>	<b>139,018.87</b>
<b>Cost of Goods Sold</b>		
Grounds	5,148.09	1,249.91
Hanger Expense-FBO	311.83	0.00
Flight Service Station	211.56	159.34
Fire Rescue Building Expense	12,264.95	194.53
Beacon & Field Lights	<u>0.00</u>	<u>1,481.03</u>
<b>Total Cost of Goods Sold</b>	<b><u>17,936.43</u></b>	<b><u>3,084.81</u></b>
<b>Gross Profit</b>	<b><u>38,789.34</u></b>	<b><u>135,934.06</u></b>
<b>Operating Expenses</b>		
Insurance - Medical	(337.09)	848.99
Payroll Taxes	1,111.49	636.99
Postage	400.00	232.00
Salaries - Manager	7,275.65	7,275.65
Salaries - Other	0.00	1,176.00
Telephone	277.64	282.89
Meals/Entertainment	0.00	258.28
Legal & Accounting	<u>750.00</u>	<u>750.00</u>
<b>Total Operating Expenses</b>	<b><u>9,477.69</u></b>	<b><u>11,460.80</u></b>
<b>Operating Income (Loss)</b>	<b>29,311.65</b>	<b>124,473.26</b>
<b>Other Income (Expenses)</b>		
Interest Income	17,889.31	17,610.74
Grant Revenue-State Sales Tax	206.24	4,709.00
Misc Expense	(7,407.80)	0.00
Grant Project Expenditures	<u>(569,833.06)</u>	<u>1,570.00</u>
<b>Total Other Income (Expenses)</b>	<b><u>(559,145.31)</u></b>	<b><u>23,889.74</u></b>
<b>Net Income (Loss)</b>	<b><u>\$ (529,833.66)</u></b>	<b><u>\$ 148,363.00</u></b>

No assurance is provided.

**Jonesboro Airport Commission**  
**General Ledger - Period Subtotals**

January 1, 2026 - January 31, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020	Cash - Centennial Bank 503461691			(1,537.75)		
01/31/26	1		Cash Disbursements		(638,297.73)	
01/31/26	2		Cash Receipts		<u>639,535.81</u>	
			Totals for 01/31/26		1,238.08	(299.67)
			Totals for 1020		<u>1,238.08</u>	<u>(299.67)</u>
1021	Cash - Centennial Insurance 503461721			118.77		
01/31/26			Interest Income		<u>0.25</u>	
			Totals for 01/31/26		0.25	119.02
			Totals for 1021		<u>0.25</u>	<u>119.02</u>
1023	Cash-Centennial x8092			(42,535.50)		
01/23/26	12843		Jonesboro Airport Commission		569,833.06	
01/31/26			Cash Sweeps		42,535.50	
01/31/26	1		Cash Disbursements		<u>(1,139,666.12)</u>	
			Totals for 01/31/26		(527,297.56)	(569,833.06)
			Totals for 1023		<u>(527,297.56)</u>	<u>(569,833.06)</u>
1026	Cash- First Natl Bank 4531			3,761,430.00		
01/31/26			Interest Income		<u>11,979.89</u>	
			Totals for 01/31/26		11,979.89	3,773,409.89
			Totals for 1026		<u>11,979.89</u>	<u>3,773,409.89</u>
1032	Investment Account-50-3461-91-5			2,234,558.03		
01/31/26			Interest Income		5,475.21	
01/31/26			Cash Sweeps		(52.00)	
01/31/26			Cash Sweeps		(1,436.08)	
01/31/26			Cash Sweeps		(2,877.88)	
01/31/26			Cash Sweeps		(430.36)	
01/31/26			Cash Sweeps		(6,778.64)	
01/31/26			Cash Sweeps		(400.00)	
01/31/26			Cash Sweeps		(569,626.82)	
01/31/26			Cash Sweeps		(1,002.02)	
01/31/26	Cash Sweeps		Cash Sweeps		31,110.47	
01/31/26	Cash Sweeps		Cash Sweeps		<u>3,569.07</u>	
			Totals for 01/31/26		(542,449.05)	1,692,108.98
			Totals for 1032		<u>(542,449.05)</u>	<u>1,692,108.98</u>
1035	Investment Account-0924			95,616.50		
01/31/26			Interest Income		433.96	
01/31/26			Cash Sweeps		(42,535.50)	
01/31/26	Cash Sweeps		Cash Sweeps		<u>569,833.06</u>	
			Totals for 01/31/26		527,731.52	623,348.02
			Totals for 1035		<u>527,731.52</u>	<u>623,348.02</u>
3040	Fica Taxes Payable			(1,489.56)		
01/01/26	P89		Payroll Journal Entry		(1,061.60)	
01/15/26	eftps		Internal Revenue Service		1,708.62	
01/15/26	P89		Payroll Journal Entry		<u>(1,133.38)</u>	
			Totals for 01/31/26		(486.36)	(1,975.92)
			Totals for 3040		<u>(486.36)</u>	<u>(1,975.92)</u>

**Jonesboro Airport Commission**  
**General Ledger - Period Subtotals**

January 1, 2026 - January 31, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
3050	FWH Taxes Payable			(1,509.05)		
01/01/26	P89		Payroll Journal Entry		(902.01)	
01/15/26	eftps		Internal Revenue Service		1,123.26	
01/15/26	P89		Payroll Journal Entry		<u>(611.60)</u>	
			Totals for 01/31/26		(390.35)	(1,899.40)
			Totals for 3050		<u>(390.35)</u>	<u>(1,899.40)</u>
3060	SWH Taxes Payable			(465.74)		
01/01/26	P89		Payroll Journal Entry		(346.93)	
01/15/26	atap		Department of Finance and Administration		430.36	
01/15/26	P89		Payroll Journal Entry		<u>(229.51)</u>	
			Totals for 01/31/26		(146.08)	(611.82)
			Totals for 3060		<u>(146.08)</u>	<u>(611.82)</u>
3080	State Unemployment Payable			465.17		
01/01/26	P89		Payroll Journal Entry		(13.88)	
01/15/26	P89		Payroll Journal Entry		<u>(0.12)</u>	
			Totals for 01/31/26		(14.00)	451.17
			Totals for 3080		<u>(14.00)</u>	<u>451.17</u>
5010	City Water & Light			(6,127,422.72)		
			Totals for 5010		<u>0.00</u>	<u>(6,127,422.72)</u>
5013	Federal/State Grants			1,472.22		
			Totals for 5013		<u>0.00</u>	<u>1,472.22</u>
5030	Beg Retained Earnings			81,299.63		
			Totals for 5030		<u>0.00</u>	<u>81,299.63</u>
6002	Grant Revenue-State Sales Tax			0.00		
01/23/26			State of AR		(103.12)	
01/23/26			State of AR		<u>(103.12)</u>	
			Totals for 01/31/26		(206.24)	(206.24)
			Totals for 6002		<u>(206.24)</u>	<u>(206.24)</u>
6010	Hanger Revenue - FBO			0.00		
01/01/26			AR Air Center		(35,124.25)	
01/15/26			Edmonds AV		(5,052.00)	
01/15/26			FNB		<u>(884.16)</u>	
			Totals for 01/31/26		(41,060.41)	(41,060.41)
			Totals for 6010		<u>(41,060.41)</u>	<u>(41,060.41)</u>
6015	Fuel Flowage			0.00		
01/20/26			Titan AV Fuels		(9,384.90)	
			Totals for 01/31/26		(9,384.90)	(9,384.90)
			Totals for 6015		<u>(9,384.90)</u>	<u>(9,384.90)</u>
6016	HANGER-FOWLER FOODS			0.00		
01/01/26			Fowler Foods		(1,145.04)	
			Totals for 01/31/26		(1,145.04)	(1,145.04)

**Jonesboro Airport Commission  
General Ledger - Period Subtotals**

January 1, 2026 - January 31, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 6016					<u>(1,145.04)</u>	<u>(1,145.04)</u>
6021	HANGER-HYTROL			0.00		
01/15/26			Hytrol		<u>(5,135.42)</u>	
Totals for 01/31/26					<u>(5,135.42)</u>	(5,135.42)
Totals for 6021					<u>(5,135.42)</u>	<u>(5,135.42)</u>
7005	Grant Project Expenditures			0.00		
01/23/26	1135		White River Materials- Rwy 23 Ext		3,032.20	
01/23/26	1136		White River Materials- Rwy 23 Ext		353,671.28	
01/23/26	1137		Olympus Construction, Inc- Terminal Bldg Construction		<u>213,129.58</u>	
Totals for 01/31/26					569,833.06	569,833.06
Totals for 7005					<u>569,833.06</u>	<u>569,833.06</u>
7010	Grounds			0.00		
01/12/26	12837		Lowe's Business Accounts		98.09	
01/15/26	12840		Ground Control LLC		<u>5,050.00</u>	
Totals for 01/31/26					5,148.09	5,148.09
Totals for 7010					<u>5,148.09</u>	<u>5,148.09</u>
7030	Hanger Expense-FBO			0.00		
01/01/26	12831		Herndon's Heating & Air		265.83	
01/01/26	12832		Marmic Fire		<u>46.00</u>	
Totals for 01/31/26					311.83	311.83
Totals for 7030					<u>311.83</u>	<u>311.83</u>
7050	Flight Service Station			0.00		
01/22/26	12842		CWL		<u>211.56</u>	
Totals for 01/31/26					211.56	211.56
Totals for 7050					<u>211.56</u>	<u>211.56</u>
7051	Fire Rescue Building Expense			0.00		
01/15/26	12838		Chris West Plumbing, Inc		11,474.49	
01/22/26	12841		CWL		<u>790.46</u>	
Totals for 01/31/26					12,264.95	12,264.95
Totals for 7051					<u>12,264.95</u>	<u>12,264.95</u>
8110	Insurance - Medical			0.00		
01/01/26	P89		Payroll Journal Entry		<u>(337.09)</u>	
Totals for 01/31/26					(337.09)	(337.09)
Totals for 8110					<u>(337.09)</u>	<u>(337.09)</u>
8160	Payroll Taxes			0.00		
01/01/26	P89		Payroll Journal Entry		544.68	
01/15/26	P89		Payroll Journal Entry		<u>566.81</u>	
Totals for 01/31/26					1,111.49	1,111.49
Totals for 8160					<u>1,111.49</u>	<u>1,111.49</u>

**Jonesboro Airport Commission**  
**General Ledger - Period Subtotals**

January 1, 2026 - January 31, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>8170 Postage</b>				0.00		
01/01/26	12834		US Postal Service		244.00	
01/01/26	12835		US Postal Service		<u>156.00</u>	
			Totals for 01/31/26		400.00	400.00
			Totals for 8170		<u>400.00</u>	<u>400.00</u>
<b>8200 Salaries - Manager</b>				0.00		
01/01/26	P89		Payroll Journal Entry		<u>7,275.65</u>	
			Totals for 01/31/26		7,275.65	7,275.65
			Totals for 8200		<u>7,275.65</u>	<u>7,275.65</u>
<b>8240 Telephone</b>				0.00		
01/02/26	12836		AT&T		<u>277.64</u>	
			Totals for 01/31/26		277.64	277.64
			Totals for 8240		<u>277.64</u>	<u>277.64</u>
<b>8270 Misc Expense</b>				0.00		
01/15/26	P89		Payroll Journal Entry		<u>7,407.80</u>	
			Totals for 01/31/26		7,407.80	7,407.80
			Totals for 8270		<u>7,407.80</u>	<u>7,407.80</u>
<b>8280 Legal &amp; Accounting</b>				0.00		
01/01/26	12829		David W Cahoon		250.00	
01/01/26	12833		Thomas, Speight & Noble, CPA's		<u>500.00</u>	
			Totals for 01/31/26		750.00	750.00
			Totals for 8280		<u>750.00</u>	<u>750.00</u>
<b>9010 Interest Income</b>				0.00		
01/31/26			Interest Income		(0.25)	
01/31/26			Interest Income		(5,475.21)	
01/31/26			Interest Income		(433.96)	
01/31/26			Interest Income		<u>(11,979.89)</u>	
			Totals for 01/31/26		(17,889.31)	(17,889.31)
			Totals for 9010		<u>(17,889.31)</u>	<u>(17,889.31)</u>
			Report Total			<u>0.00</u>
<b>Net Profit/(Loss)</b>						
Current Period					<u>(529,833.66)</u>	
Year-to-Date					<u>(529,833.66)</u>	

Distribution count = 64

Jonesboro Airport Commission  
Prepared Financial Statements  
February 28, 2026 and 2025

Substantially all disclosures omitted

Jonesboro Airport Commission  
Balance Sheet  
As of February 28, 2026 and 2025

Assets

	2026	2025
<b>Current Assets</b>		
Cash - Centennial Bank 503461691	\$ (6,132.21)	\$ (2,190.43)
Cash - Centennial Insurance 503461721	119.25	250,623.41
Cash-Centennial x8092	0.00	(34,000.00)
Cash- First Natl Bank 4531	3,784,264.91	0.00
Investment Account-50-3461-21-2	0.00	4,676,840.50
Investment Account-50-3461-91-5	1,813,457.04	892,393.24
Investment Account-0924	<u>54,191.08</u>	<u>40,979.88</u>
<b>Total Current Assets</b>	<u>5,645,900.07</u>	<u>5,824,646.60</u>
<b>Property and Equipment</b>		
<b>Net Property and Equipment</b>	<u>0.00</u>	<u>0.00</u>
<b>Total Assets</b>	<u>\$ 5,645,900.07</u>	<u>\$ 5,824,646.60</u>

No assurance is provided.

Jonesboro Airport Commission  
Balance Sheet  
As of February 28, 2026 and 2025  
Liabilities and Stockholders' Equity

	2026	2025
<b>Current Liabilities</b>		
Fica Taxes Payable	\$ 1,018.50	\$ 2,673.95
FWH Taxes Payable	1,287.80	2,201.27
SWH Taxes Payable	401.96	704.56
State Unemployment Payable	<u>(434.99)</u>	<u>(494.47)</u>
<b>Total Current Liabilities</b>	<u>2,273.27</u>	<u>5,085.31</u>
<b>Long-Term Liabilities</b>		
<b>Total Long-Term Liabilities</b>	<u>0.00</u>	<u>0.00</u>
<b>Total Liabilities</b>	<u>2,273.27</u>	<u>5,085.31</u>
<b>Stockholders' Equity</b>		
Capital Contributions	6,046,123.09	5,873,332.23
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	<u>(401,024.07)</u>	<u>(52,298.72)</u>
<b>Total Stockholders' Equity</b>	<u>5,643,626.80</u>	<u>5,819,561.29</u>
<b>Total Liabilities and Stockholders' Equity</b>	<u>\$ 5,645,900.07</u>	<u>\$ 5,824,646.60</u>

No assurance is provided.

**Jonesboro Airport Commission**  
**Statement of Revenues & Expenses - Tax Basis**  
**For the One Month and Two Months Ended February 28, 2026**

	One Month Ended February 28, 2026	Two Months Ended February 28, 2026
<b>Sales</b>		
Hanger Revenue - FBO	\$ 49,508.41	\$ 90,568.82
Fuel Flowage	8,219.55	17,604.45
HANGER-FOWLER FOODS	1,145.04	2,290.08
HANGER-HYTROL	<u>0.00</u>	<u>5,135.42</u>
<b>Total Sales</b>	<b>58,873.00</b>	<b>115,598.77</b>
<b>Cost of Goods Sold</b>		
Grounds	24,909.70	30,057.79
Hanger Expense-FBO	2,323.39	2,635.22
Flight Service Station	238.89	450.45
Fire Rescue Building Expense	2,625.56	14,890.51
Sharp Aviation Expense	<u>1,745.28</u>	<u>1,745.28</u>
<b>Total Cost of Goods Sold</b>	<b><u>31,842.82</u></b>	<b><u>49,779.25</u></b>
<b>Gross Profit</b>	<b><u>27,030.18</u></b>	<b><u>65,819.52</u></b>
<b>Operating Expenses</b>		
Insurance - Medical	(337.09)	(674.18)
Payroll Taxes	634.96	1,746.45
Postage	0.00	400.00
Salaries - Manager	7,275.65	21,959.10
Salaries - Other	1,150.00	1,150.00
Telephone	277.64	555.28
Meetings/Travel	839.93	839.93
Legal & Accounting	<u>900.00</u>	<u>1,650.00</u>
<b>Total Operating Expenses</b>	<b><u>10,741.09</u></b>	<b><u>27,626.58</u></b>
<b>Operating Income (Loss)</b>	<b>16,289.09</b>	<b>38,192.94</b>
<b>Other Income (Expenses)</b>		
Grant Revenue-State Sales Tax	5,344.00	5,550.24
Grant Revenue-Federal Grants	485,121.05	485,121.05
Interest Income	15,327.19	33,216.50
Grant Project Expenditures	<u>(393,271.74)</u>	<u>(963,104.80)</u>
<b>Total Other Income (Expenses)</b>	<b><u>112,520.50</u></b>	<b><u>(439,217.01)</u></b>
<b>Net Income (Loss)</b>	<b><u>\$ 128,809.59</u></b>	<b><u>\$ (401,024.07)</u></b>

No assurance is provided.

**Jonesboro Airport Commission**  
**Statement of Revenues & Expenses - Tax Basis**  
**Two Months Ended February 28, 2026 and 2025**

	Two Months Ended February 28, 2026	Two Months Ended February 28, 2025
<b>Sales</b>		
Grant Revenue-City of Jonesboro	\$ 0.00	\$ 70,000.00
Hanger Revenue - FBO	90,568.82	80,352.50
Fuel Flowage	17,604.45	16,658.70
HANGER-FOWLER FOODS	2,290.08	2,290.08
Hangar Land Lease	0.00	15,268.32
HANGER-HYTROL	<u>5,135.42</u>	<u>10,270.84</u>
<b>Total Sales</b>	<b>115,598.77</b>	<b>194,840.44</b>
<b>Cost of Goods Sold</b>		
Grounds	30,057.79	1,249.91
Hanger Expense-FBO	2,635.22	4,837.15
Flight Service Station	450.45	357.11
Fire Rescue Building Expense	14,890.51	2,584.50
Sharp Aviation Expense	1,745.28	1,745.28
Beacon & Field Lights	<u>0.00</u>	<u>1,481.03</u>
<b>Total Cost of Goods Sold</b>	<b><u>49,779.25</u></b>	<b><u>12,254.98</u></b>
<b>Gross Profit</b>	<b><u>65,819.52</u></b>	<b><u>182,585.46</u></b>
<b>Operating Expenses</b>		
Insurance - Medical	(674.18)	511.90
Office Expense	0.00	742.81
Payroll Taxes	1,746.45	2,093.25
Postage	400.00	232.00
Salaries - Manager	21,959.10	21,335.95
Salaries - Other	1,150.00	6,352.00
Telephone	555.28	565.77
Meetings/Travel	839.93	582.05
Meals/Entertainment	0.00	258.28
Legal & Accounting	<u>1,650.00</u>	<u>1,650.00</u>
<b>Total Operating Expenses</b>	<b><u>27,626.58</u></b>	<b><u>34,324.01</u></b>
<b>Operating Income (Loss)</b>	<b>38,192.94</b>	<b>148,261.45</b>
<b>Other Income (Expenses)</b>		
Grant Revenue-Federal Grants	485,121.05	0.00
Interest Income	33,216.50	32,868.85
Grant Revenue-State Sales Tax	5,550.24	9,828.92
Grant Project Expenditures	<u>(963,104.80)</u>	<u>(243,257.94)</u>
<b>Total Other Income (Expenses)</b>	<b><u>(439,217.01)</u></b>	<b><u>(200,560.17)</u></b>
<b>Net Income (Loss)</b>	<b><u>\$ (401,024.07)</u></b>	<b><u>\$ (52,298.72)</u></b>

No assurance is provided.

**Jonesboro Airport Commission  
General Ledger - Period Subtotals**

January 1, 2026 - February 28, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020	Cash - Centennial Bank 503461691			(1,537.75)		
01/31/26	1		Cash Disbursements		(638,297.73)	
01/31/26	2		Cash Receipts		639,535.81	
			Totals for 01/31/26		1,238.08	(299.67)
02/12/26			xfer from x1691		(418,112.63)	
02/28/26	1		Cash Disbursements		(558,749.92)	
02/28/26	2		Cash Receipts		971,030.01	
			Totals for 02/28/26		(5,832.54)	(6,132.21)
			Totals for 1020		<u>(4,594.46)</u>	<u>(6,132.21)</u>
1021	Cash - Centennial Insurance 503461721			118.77		
01/31/26			Interest Income		0.25	
			Totals for 01/31/26		0.25	119.02
02/28/26			Interest Income		0.23	
			Totals for 02/28/26		0.23	119.25
			Totals for 1021		<u>0.48</u>	<u>119.25</u>
1023	Cash-Centennial x8092			(42,535.50)		
01/23/26	12843		Jonesboro Airport Commission		569,833.06	
01/31/26			Cash Sweeps		42,535.50	
01/31/26	1		Cash Disbursements		(1,139,666.12)	
			Totals for 01/31/26		(527,297.56)	(569,833.06)
02/28/26	1		Cash Disbursements		(836,225.26)	
02/28/26	2		Cash Receipts		1,406,058.32	
			Totals for 02/28/26		569,833.06	0.00
			Totals for 1023		<u>42,535.50</u>	<u>0.00</u>
1026	Cash- First Natl Bank 4531			3,761,430.00		
01/31/26			Interest Income		11,979.89	
			Totals for 01/31/26		11,979.89	3,773,409.89
02/28/26			Interest Income		10,855.02	
			Totals for 02/28/26		10,855.02	3,784,264.91
			Totals for 1026		<u>22,834.91</u>	<u>3,784,264.91</u>
1032	Investment Account-50-3461-91-5			2,234,558.03		
01/31/26			Interest Income		5,475.21	
01/31/26			Cash Sweeps		(52.00)	
01/31/26			Cash Sweeps		(1,436.08)	
01/31/26			Cash Sweeps		(2,877.88)	
01/31/26			Cash Sweeps		(430.36)	
01/31/26			Cash Sweeps		(6,778.64)	
01/31/26			Cash Sweeps		(400.00)	
01/31/26			Cash Sweeps		(569,626.82)	
01/31/26			Cash Sweeps		(1,002.02)	
01/31/26	Cash Sweeps		Cash Sweeps		31,110.47	
01/31/26	Cash Sweeps		Cash Sweeps		3,569.07	
			Totals for 01/31/26		(542,449.05)	1,692,108.98
02/27/26			Interest Income		3,795.82	
02/28/26			Cash Sweeps		(1,042.37)	

**Jonesboro Airport Commission**  
**General Ledger - Period Subtotals**

January 1, 2026 - February 28, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/28/26			Cash Sweeps		(250.00)	
02/28/26			Cash Sweeps		(418,112.63)	
02/28/26			Cash Sweeps		(578.11)	
02/28/26			Cash Sweeps		(1,119.17)	
02/28/26			Cash Sweeps		(589.68)	
02/28/26	Cash Sweeps		Cash Sweeps		29,965.43	
02/28/26	Cash Sweeps		Cash Sweeps		15,529.20	
02/28/26	Cash Sweeps		Cash Sweeps		166,218.63	
02/28/26	Cash Sweeps		Cash Sweeps		313,967.39	
02/28/26	Cash Sweeps		Cash Sweeps		5,344.00	
02/28/26	Cash Sweeps		Cash Sweeps		8,219.55	
			Totals for 02/28/26		121,348.06	1,813,457.04
			Totals for 1032		<u>(421,100.99)</u>	<u>1,813,457.04</u>
1035	Investment Account-0924			95,616.50		
01/31/26			Interest Income		433.96	
01/31/26			Cash Sweeps		(42,535.50)	
01/31/26	Cash Sweeps		Cash Sweeps		569,833.06	
			Totals for 01/31/26		527,731.52	623,348.02
02/27/26			Interest Income		676.12	
02/28/26			Cash Sweeps		(213,129.58)	
02/28/26			Cash Sweeps		(356,703.48)	
02/28/26			Cash Sweeps		(24,840.89)	
02/28/26			Cash Sweeps		(393,271.74)	
02/28/26	Cash Sweeps		Cash Sweeps		418,112.63	
			Totals for 02/28/26		(569,156.94)	54,191.08
			Totals for 1035		<u>(41,425.42)</u>	<u>54,191.08</u>
3040	Fica Taxes Payable			(1,489.56)		
01/01/26	P89		Payroll Journal Entry		(1,061.60)	
01/15/26	eftps		Internal Revenue Service		1,708.62	
01/15/26	P89		Payroll Journal Entry		(1,133.38)	
			Totals for 01/31/26		(486.36)	(1,975.92)
02/01/26	P89		Payroll Journal Entry		(1,237.56)	
02/15/26	eftps		Internal Revenue Service		2,194.98	
			Totals for 02/28/26		957.42	(1,018.50)
			Totals for 3040		<u>471.06</u>	<u>(1,018.50)</u>
3050	FWH Taxes Payable			(1,509.05)		
01/01/26	P89		Payroll Journal Entry		(902.01)	
01/15/26	eftps		Internal Revenue Service		1,123.26	
01/15/26	P89		Payroll Journal Entry		(611.60)	
			Totals for 01/31/26		(390.35)	(1,899.40)
02/01/26	P89		Payroll Journal Entry		(902.01)	
02/15/26	eftps		Internal Revenue Service		1,513.61	
			Totals for 02/28/26		611.60	(1,287.80)
			Totals for 3050		<u>221.25</u>	<u>(1,287.80)</u>
3060	SWH Taxes Payable			(465.74)		
01/01/26	P89		Payroll Journal Entry		(346.93)	

**Jonesboro Airport Commission  
General Ledger - Period Subtotals**

January 1, 2026 - February 28, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/15/26	atap		Department of Finance and Administration		430.36	
01/15/26	P89		Payroll Journal Entry		<u>(229.51)</u>	
			Totals for 01/31/26		(146.08)	(611.82)
02/01/26	P89		Payroll Journal Entry		(366.58)	
02/15/26	atap		Department of Finance and Administration		<u>576.44</u>	
			Totals for 02/28/26		209.86	(401.96)
			Totals for 3060		<u>63.78</u>	<u>(401.96)</u>
3080	State Unemployment Payable			465.17		
01/01/26	P89		Payroll Journal Entry		(13.88)	
01/15/26	P89		Payroll Journal Entry		<u>(0.12)</u>	
			Totals for 01/31/26		(14.00)	451.17
02/01/26	P89		Payroll Journal Entry		<u>(16.18)</u>	
			Totals for 02/28/26		(16.18)	434.99
			Totals for 3080		<u>(30.18)</u>	<u>434.99</u>
5010	City Water & Light			(6,127,422.72)		
			Totals for 5010		<u>0.00</u>	<u>(6,127,422.72)</u>
5013	Federal/State Grants			1,472.22		
			Totals for 5013		<u>0.00</u>	<u>1,472.22</u>
5030	Beg Retained Earnings			81,299.63		
			Totals for 5030		<u>0.00</u>	<u>81,299.63</u>
6002	Grant Revenue-State Sales Tax			0.00		
01/23/26			State of AR		(103.12)	
01/23/26			State of AR		<u>(103.12)</u>	
			Totals for 01/31/26		(206.24)	(206.24)
02/25/26			State of AR- local use & sales tax		(2,672.00)	
02/25/26			State of AR- local use & sales tax		<u>(2,672.00)</u>	
			Totals for 02/28/26		(5,344.00)	(5,550.24)
			Totals for 6002		<u>(5,550.24)</u>	<u>(5,550.24)</u>
6004	Grant Revenue-Federal Grants			0.00		
02/12/26			NOAA Treas 310- EDA Grant		(170,503.66)	
02/23/26			NOAA Treas 310- EDA Grant		<u>(314,617.39)</u>	
			Totals for 02/28/26		(485,121.05)	(485,121.05)
			Totals for 6004		<u>(485,121.05)</u>	<u>(485,121.05)</u>
6010	Hanger Revenue - FBO			0.00		
01/01/26			AR Air Center		(35,124.25)	
01/15/26			Edmonds AV		(5,052.00)	
01/15/26			FNB		<u>(884.16)</u>	
			Totals for 01/31/26		(41,060.41)	(41,060.41)
02/02/26			AR Air Center		(35,124.25)	
02/09/26			FNB		(884.16)	
02/09/26			Sunbelt Finance		<u>(13,500.00)</u>	
			Totals for 02/28/26		(49,508.41)	(90,568.82)

**Jonesboro Airport Commission  
General Ledger - Period Subtotals**

January 1, 2026 - February 28, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 6010					<u>(90,568.82)</u>	<u>(90,568.82)</u>
6015	Fuel Flowage			0.00		
01/20/26			Titan AV Fuels		<u>(9,384.90)</u>	
Totals for 01/31/26					<u>(9,384.90)</u>	(9,384.90)
02/27/26			Titan AV Fuels		<u>(8,219.55)</u>	
Totals for 02/28/26					<u>(8,219.55)</u>	(17,604.45)
Totals for 6015					<u>(17,604.45)</u>	<u>(17,604.45)</u>
6016	HANGER-FOWLER FOODS			0.00		
01/01/26			Fowler Foods		<u>(1,145.04)</u>	
Totals for 01/31/26					<u>(1,145.04)</u>	(1,145.04)
02/09/26			Fowler Foods		<u>(1,145.04)</u>	
Totals for 02/28/26					<u>(1,145.04)</u>	(2,290.08)
Totals for 6016					<u>(2,290.08)</u>	<u>(2,290.08)</u>
6021	HANGER-HYTROL			0.00		
01/15/26			Hytrol		<u>(5,135.42)</u>	
Totals for 01/31/26					<u>(5,135.42)</u>	(5,135.42)
Totals for 6021					<u>(5,135.42)</u>	<u>(5,135.42)</u>
7005	Grant Project Expenditures			0.00		
01/23/26	1135		White River Materials- Rwy 23 Ext		3,032.20	
01/23/26	1136		White River Materials- Rwy 23 Ext		353,671.28	
01/23/26	1137		Olympus Construction, Inc- Terminal Bldg Construction		<u>213,129.58</u>	
Totals for 01/31/26					569,833.06	569,833.06
02/12/26	1138		Olympus Construction, Inc- Terminal Bldg Constr.		<u>393,271.74</u>	
Totals for 02/28/26					393,271.74	963,104.80
Totals for 7005					<u>963,104.80</u>	<u>963,104.80</u>
7010	Grounds			0.00		
01/12/26	12837		Lowe's Business Accounts		98.09	
01/15/26	12840		Ground Control LLC		<u>5,050.00</u>	
Totals for 01/31/26					5,148.09	5,148.09
02/11/26	12854		Quality Farm Supply		68.81	
02/12/26	1139		White River Materials- snow removal		8,751.50	
02/12/26	1140		White River Materials- snow removal		10,706.39	
02/12/26	1141		White River Materials- snow removal		1,890.00	
02/12/26	1142		White River Materials- snow removal		<u>3,493.00</u>	
Totals for 02/28/26					24,909.70	30,057.79
Totals for 7010					<u>30,057.79</u>	<u>30,057.79</u>
7030	Hanger Expense-FBO			0.00		
01/01/26	12831		Herndon's Heating & Air		265.83	
01/01/26	12832		Marmic Fire		<u>46.00</u>	
Totals for 01/31/26					311.83	311.83

**Jonesboro Airport Commission**  
**General Ledger - Period Subtotals**

January 1, 2026 - February 28, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/11/26	12849		Data Network Systems		1,745.28	
02/11/26	12851		Ditta Ace Hardware		58.11	
02/17/26	12856		Herndon's Heating & Air		<u>520.00</u>	
			Totals for 02/28/26		2,323.39	2,635.22
			Totals for 7030		<u>2,635.22</u>	<u>2,635.22</u>
7050 Flight Service Station				0.00		
01/22/26	12842		CWL		<u>211.56</u>	
			Totals for 01/31/26		211.56	211.56
02/17/26	12859		CWL		<u>238.89</u>	
			Totals for 02/28/26		238.89	450.45
			Totals for 7050		<u>450.45</u>	<u>450.45</u>
7051 Fire Rescue Building Expense				0.00		
01/15/26	12838		Chris West Plumbing, Inc		11,474.49	
01/22/26	12841		CWL		<u>790.46</u>	
			Totals for 01/31/26		12,264.95	12,264.95
02/11/26	12850		Data Network Systems		1,745.28	
02/17/26	12858		CWL		<u>880.28</u>	
			Totals for 02/28/26		2,625.56	14,890.51
			Totals for 7051		<u>14,890.51</u>	<u>14,890.51</u>
7052 Sharp Aviation Expense				0.00		
02/11/26	12848		Data Network Systems		<u>1,745.28</u>	
			Totals for 02/28/26		1,745.28	1,745.28
			Totals for 7052		<u>1,745.28</u>	<u>1,745.28</u>
8110 Insurance - Medical				0.00		
01/01/26	P89		Payroll Journal Entry		<u>(337.09)</u>	
			Totals for 01/31/26		(337.09)	(337.09)
02/01/26	P89		Payroll Journal Entry		<u>(337.09)</u>	
			Totals for 02/28/26		(337.09)	(674.18)
			Totals for 8110		<u>(674.18)</u>	<u>(674.18)</u>
8160 Payroll Taxes				0.00		
01/01/26	P89		Payroll Journal Entry		544.68	
01/15/26	P89		Payroll Journal Entry		<u>566.81</u>	
			Totals for 01/31/26		1,111.49	1,111.49
02/01/26	P89		Payroll Journal Entry		<u>634.96</u>	
			Totals for 02/28/26		634.96	1,746.45
			Totals for 8160		<u>1,746.45</u>	<u>1,746.45</u>
8170 Postage				0.00		
01/01/26	12834		US Postal Service		244.00	
01/01/26	12835		US Postal Service		<u>156.00</u>	
			Totals for 01/31/26		400.00	400.00
			Totals for 8170		<u>400.00</u>	<u>400.00</u>

**Jonesboro Airport Commission  
General Ledger - Period Subtotals**

January 1, 2026 - February 28, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
<b>8200 Salaries - Manager</b>				0.00		
01/01/26	P89		Payroll Journal Entry		7,275.65	
01/15/26	P89		Payroll Journal Entry		<u>7,407.80</u>	
			Totals for 01/31/26		14,683.45	14,683.45
02/01/26	P89		Payroll Journal Entry		<u>7,275.65</u>	
			Totals for 02/28/26		7,275.65	21,959.10
			Totals for 8200		<u>21,959.10</u>	<u>21,959.10</u>
<b>8210 Salaries - Other</b>				0.00		
02/01/26	P89		Payroll Journal Entry		<u>1,150.00</u>	
			Totals for 02/28/26		1,150.00	1,150.00
			Totals for 8210		<u>1,150.00</u>	<u>1,150.00</u>
<b>8240 Telephone</b>				0.00		
01/02/26	12836		AT&T		<u>277.64</u>	
			Totals for 01/31/26		277.64	277.64
02/11/26	12847		AT&T		<u>277.64</u>	
			Totals for 02/28/26		277.64	555.28
			Totals for 8240		<u>555.28</u>	<u>555.28</u>
<b>8245 Meetings/Travel</b>				0.00		
02/11/26	12852		FedEx		375.17	
02/17/26	12857		Honeybaked Ham		312.04	
02/17/26	12860		FedEx		<u>152.72</u>	
			Totals for 02/28/26		839.93	839.93
			Totals for 8245		<u>839.93</u>	<u>839.93</u>
<b>8280 Legal &amp; Accounting</b>				0.00		
01/01/26	12829		David W Cahoon		250.00	
01/01/26	12833		Thomas, Speight & Noble, CPA's		<u>500.00</u>	
			Totals for 01/31/26		750.00	750.00
02/02/26	12844		David W Cahoon		250.00	
02/11/26	12855		Thomas, Speight & Noble, CPA's		<u>650.00</u>	
			Totals for 02/28/26		900.00	1,650.00
			Totals for 8280		<u>1,650.00</u>	<u>1,650.00</u>
<b>9010 Interest Income</b>				0.00		
01/31/26			Interest Income		(0.25)	
01/31/26			Interest Income		(5,475.21)	
01/31/26			Interest Income		(433.96)	
01/31/26			Interest Income		<u>(11,979.89)</u>	
			Totals for 01/31/26		(17,889.31)	(17,889.31)
02/27/26			Interest Income		(3,795.82)	
02/27/26			Interest Income		(676.12)	
02/28/26			Interest Income		(0.23)	
02/28/26			Interest Income		<u>(10,855.02)</u>	
			Totals for 02/28/26		(15,327.19)	(33,216.50)

**Jonesboro Airport Commission**  
**General Ledger - Period Subtotals**  
 January 1, 2026 - February 28, 2026

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 9010					<u>(33,216.50)</u>	<u>(33,216.50)</u>
Report Total						<u>0.00</u>
Net Profit/(Loss)						
			128,809.59			
Year-to-Date			<u>(401,024.07)</u>			

Distribution count = 133



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: COM-26:019

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**Agenda Date:** 4/7/2026

**Version:** 1

**Status:** To Be Introduced

**In Control:** City Council

**File Type:** Other  
Communications

JANUARY 2026 FINANCIAL STATEMENTS

City of Jonesboro  
 Financial Statements Overview  
 January 2026

Overview of State Mandated Funds

Benchmark 91.67%

General Fund

Beginning Fund Balance: \$ 16,055,778 \$ 16,055,778

General Fund	YTD Actual	Total Budget	\$ Remaining	% Need/Avail
Revenue	\$ 5,759,882	\$ 63,260,747	\$ 57,500,865	90.9%
Expense	7,640,540	65,180,312	57,539,772	88.3%
Surplus (Deficit)	\$ (1,880,658)	\$ (1,919,565)	\$ (38,907)	

Fund Balance Actual/Projected: \$ 14,175,120 \$ 14,136,213

Street Fund

Beginning Fund Balance: \$ (2,301,596) \$ (2,301,596)

Street Fund	YTD Actual	Total Budget	\$ Remaining	% Need/Avail
Revenue	\$ 758,771	\$ 9,411,370	\$ 8,652,599	91.9%
Expense	724,161	7,813,244	7,089,083	90.7%
Surplus (Deficit)	\$ 34,609	\$ 1,598,126	\$ 1,563,517	

Fund Balance Actual/Projected: \$ (2,266,987) \$ (703,470)

Overview of Select Budget Variances

Select Data - Year to Date	Actual	Budget	\$ Variance	% Variance
<b>Revenue</b>				
Sales Tax (Combined)	\$ 3,975,167	\$ 4,023,404	\$ (48,237)	-1.2%
** State Turnback (Combined)	611,938	720,800	(108,863)	-15.1%
<b>Expense</b>				
Overlays	-	3,556,875	(3,556,875)	-100%
Fuel Purchases	75,711	119,185	(43,474)	-36%

Overview of Select Prior Year Variances

Select Data - Year to Date	Current Year	Prior Year	\$ Change	% Change
<b>Revenue</b>				
Franchise Fee	\$ 230,210	\$ 250,190	\$ (19,980)	-8%
A&P Prepared Foods	547,130	588,535	(41,405)	-7%
A&P Original 3%	63,254	78,240	(14,986)	-19%
A&P Additional 1%	21,085	26,080	(4,995)	-19%
Alcohol Beverage Tax	64,767	63,917	850	1%

\*\* State Turnback revenue returns were impacted Statewide due to a \$17 million motor fuel refund processed by DF&A for a large fuel retailer.

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City of Jonesboro, Arkansas  
 Schedule of Changes in FB and Required Reserve  
 January 2026

Changes in Fund Balance- Cash Basis

State Mandated Funds

Description	Beginning Fund Balances	Activity Reflecting Changes in Fund Balance			Ending Fund Balances
		Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	
General	\$ 16,055,778	\$ 5,759,882	\$ 7,640,540	\$ (1,880,658)	\$ 14,175,120
Street	(2,301,596)	758,771	724,161	34,609	(2,266,987)
<b>Total</b>	<b>\$ 13,754,182</b>	<b>\$ 6,518,652</b>	<b>\$ 8,364,702</b>	<b>\$ (1,846,049)</b>	<b>\$ 11,908,132</b>

Other Funds

Description	Beginning Fund Balances	Activity Reflecting Changes in Fund Balance			Ending Fund Balances
		Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	
Restricted	\$ 6,316,639	\$ 304,607	\$ 216,458	\$ 88,149	\$ 6,404,788
E-911	(109,684)	5,323	255,356	(250,032)	(359,716)
Federal Grants	846,885	-	39,378	(39,378)	807,507
Non-Federal Grants	8,193	-	9,317	(9,317)	(1,125)
Community Development Block Grant (CDBG)	5,404	56,681	134,081	(77,399)	(71,996)
Metropolitan Planning Organization (MPO)	45,032	78	16,979	(16,901)	28,131
Jonesboro Economical Transit System (JETS)	(734,876)	561,904	254,227	307,677	(427,199)
Depreciation Fund	6,100,900	11,055	2,521,661	(2,510,606)	3,590,295
Capital Improvement Fund	8,301,383	152,781	288,209	(135,427)	8,165,956
Advertising & Promotion 3%	318,065	64,363	95,395	(31,032)	287,033
Advertising & Promotion 1%	92,456	21,300	-	21,300	113,756
Advertising & Promotion Prepared Foods	7,448,389	562,907	571,736	(8,828)	7,439,561
<b>Total</b>	<b>\$ 28,638,786</b>	<b>\$ 1,740,999</b>	<b>\$ 4,402,795</b>	<b>\$ (2,661,796)</b>	<b>\$ 25,976,990</b>

<b>All Funds Totals</b>	<b>\$ 42,392,968</b>	<b>\$ 8,259,651</b>	<b>\$ 12,767,496</b>	<b>\$ (4,507,845)</b>	<b>\$ 37,885,123</b>
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Reserve Analysis

Description	Fund Balance	Less: Required Reserve	Available Reserves
General Fund	\$ 14,175,120		14,175,120
Street Fund	(2,266,987)		(2,266,987)
Depreciation Fund	3,590,295		3,590,295
Capital Improvement Fund	8,165,956		8,165,956
<b>Combined Fund Balances</b>	<b>\$ 23,664,383</b>	<b>\$ (9,777,047)</b>	<b>\$ 13,887,336</b>

\*The Required Reserve is established as 15% of General Fund Current Budget Expenditures.

City of Jonesboro, Arkansas  
 Schedule of Changes in Restricted Fund Balances  
 January 2026

Changes in Fund Balance- Cash Basis

Restricted Funds Description	Beginning Fund Balances	Activity Reflecting Changes in Fund Balance			Ending Fund Balances
		Year to Date Revenues	Year to Date Expenditures	Surplus (Deficit)	
ARPA Revenue Replacement-Building Demo	\$ (47,344)	\$ -	\$ -	\$ -	\$ (47,344)
ARPA Revenue Replcmnt-Mosquito Abatement	139,604	-	-	-	139,604
ARPA Revenue Replacement-RAC Aquatic	3,200,000	-	-	-	3,200,000
ARPA Revenue Replacement-Humanitarian	169,997	-	23,606	(23,606)	146,391
ARPA Revenue Replacement-Comp Growth Plan	733,805	-	-	-	733,805
ARPA Revenue Replacement-Building Code Study	93,970	-	14,061	(14,061)	79,909
ARPA Revenue Replcmnt-Tornado Siren Upgrade	261,261	-	-	-	261,261
ARPA Revenue Replacement-Remaining Approp	321,460	-	-	-	321,460
Insurance Proceeds	192,416	-	-	-	192,416
Perpetual Cemetery	582,716	2,005	1,100	905	583,621
Fire Act 833	67,140	-	11,792	(11,792)	55,349
Employee Benefit	83,467	-	-	-	83,467
DARE	70,297	50	1,183	(1,133)	69,165
In Lieu of Sidewalk	210,407	-	-	-	210,407
Dog Park Donations	27,608	-	-	-	27,608
K-9 Acquisition	8,980	-	-	-	8,980
Police Suspense	14,635	-	-	-	14,635
Animal Control Donations	25,327	100	-	100	25,427
Exchange for Services A&P	24,000	10,000	-	10,000	34,000
Abatement	5,626	-	-	-	5,626
Museum - E Boone Watson	300	-	-	-	300
Winter Wonderland	4,464	-	-	-	4,464
Public Safety Surveillance Equip	8,000	5,000	-	5,000	13,000
Police Hiring/Training	2,874	-	-	-	2,874
Skate Board Park	992	-	-	-	992
Jonesboro Shooting Complex	47	-	-	-	47
Fairview Park- Brazos	2,000	-	-	-	2,000
Library Millage	-	283,951	143,374	140,577	140,577
MYAC	337	-	-	-	337
State Asset Forfeiture	72,571	-	1,713	(1,713)	70,859
Federal Asset Forfeiture	39,840	-	-	-	39,840
Keep Jonesboro Beautiful	(156)	-	16,129	(16,129)	(16,286)
Downtown Jonesboro Imp. District	0	3,501	3,501	-	0
<b>Total</b>	<b>\$ 6,316,640</b>	<b>\$ 304,607</b>	<b>\$ 216,458</b>	<b>\$ 88,149</b>	<b>\$ 6,404,788</b>

City of Jonesboro  
 Schedule of Revenue vs. Expense  
 January 2026

State Mandated Funds

Operation and Maintenance (O&M)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 5,744,968	\$ 63,260,747	\$ 57,515,779
	Expense	7,640,540	65,001,350	57,360,810
Street	Revenue	756,619	9,411,370	8,654,751
	Expense	724,161	6,741,994	6,017,833
Total	Revenue	\$ 6,501,587	\$ 72,672,117	\$ 66,170,530
	Expense	8,364,702	71,743,344	63,378,642
	Surplus/(Deficit)	\$ (1,863,115)	\$ 928,773	\$ 2,791,888

Capital Improvement (C.I.)		YTD Actual	Total Budget	\$ Remaining
General	Revenue	\$ 14,914	\$ -	\$ (14,914)
	Expense	-	178,962	178,962
Street (Includes STIP)	Revenue	2,152	-	(2,152)
	Expense	-	1,071,250	1,071,250
Total	Revenue	\$ 17,065	\$ -	\$ (17,065)
	Expense	-	1,250,212	1,250,212
	Surplus/(Deficit)	\$ 17,065	\$ (1,250,212)	\$ (1,267,277)

Total O&M and C.I.	Revenue	\$ 6,518,652	\$ 72,672,117	\$ 66,153,465
	Expense	8,364,702	72,993,556	64,628,854
	Surplus/(Deficit)	\$ (1,846,049)	\$ (321,439)	\$ 1,524,610

Other Funds

Other Funds		YTD Actual	Total Bud/Avail	\$ Remaining
Restricted	Revenue	\$ 304,607	\$ 2,505,750	2,201,143
	Expense	216,458	2,584,753	2,368,295
E-911	Revenue	5,323	1,676,457	1,671,134
	Expense	255,356	2,411,580	2,156,224
Federal Grants	Revenue	-	-	-
	Expense	39,378	-	(39,378)
Non-Federal Grants	Revenue	-	101,056	101,056
	Expense	9,317	101,056	91,739
CDBG	Revenue	56,681	696,320	639,639
	Expense	134,081	696,320	562,239
MPO	Revenue	78	199,847	199,769
	Expense	16,979	199,847	182,868
JETS	Revenue	561,904	4,089,825	3,527,921
	Expense	254,227	4,089,825	3,835,598
Depreciation Fund	Revenue	11,055	-	(11,055)
	Expense	2,521,661	4,376,186	1,854,525
Capital Improvement Fund	Revenue	152,781	-	(152,781)
	Expense	288,209	-	(288,209)
A&P 3%	Revenue	64,363	933,700	869,337
	Expense	95,395	970,264	874,869
A&P 1%	Revenue	21,300	311,063	289,763
	Expense	-	-	-
A&P PF%	Revenue	562,907	6,682,000	6,119,093
	Expense	571,736	7,253,050	6,681,314
Total	Revenue	\$ 1,740,999	\$ 17,196,018	\$ 15,455,019
	Expense	4,402,795	22,682,881	18,280,086
	Surplus/(Deficit)	\$ (2,661,796)	\$ (5,486,863)	\$ (2,825,067)

All Funds (Combined)		YTD Actual	Total Bud/Avail	\$ Remaining
Grand Total	Revenue	\$ 8,259,651	\$ 89,868,135	\$ 81,608,484
	Expense	12,767,496	95,676,437	82,908,941
	Surplus/(Deficit)	\$ (4,507,845)	\$ (5,808,302)	\$ (1,300,457)

City of Jonesboro  
 Schedule of O&M Departmental Overview  
 January 2026

O&M Departmental Overview

General Fund

Department		YTD Actual	Total Budget	\$ Remaining
<b>Overview of Public Safety</b>				
Law & Enforcement	Revenue	\$ 515,330	\$ 2,958,855	\$ 2,443,525
	Expense	2,642,999	23,001,640	20,358,641
Fire Protection	Revenue	200,908	1,626,529	1,425,621
	Expense	2,020,875	15,350,129	13,329,254
<b>Total Public Safety</b>				
	Revenue	\$ 716,238	\$ 4,585,384	\$ 3,869,146
	Expense	4,663,874	38,351,769	33,687,895
	Surplus/(Deficit)	\$ (3,947,637)	\$ (33,766,385)	\$ (29,818,748)

Overview of Non-Public Safety Departments

Parks	Revenue	\$ 51,362	\$ 1,568,690	\$ 1,517,328
	Expense	\$ 719,943	\$ 6,055,055	5,335,112
Sanitation	Revenue	8,204	136,689	128,485
	Expense	780,927	6,556,005	5,775,078
Elected Officials	Revenue	-	-	-
	Expense	216,745	1,742,448	1,525,703
General Admin.	Revenue	4,377,700	53,897,379	49,519,679
	Expense	387,230	1,236,658	849,428
Other-Admin.	Revenue	591,465	3,072,605	2,481,140
	Expense	871,821	11,059,415	10,187,594
Capital Improvement	Revenue	14,914	-	(14,914)
	Expense	-	178,962	178,962
<b>Total Non-Public Safety</b>				
	Revenue	\$ 5,043,644	\$ 58,675,363	\$ 53,631,719
	Expense	2,976,666	26,828,543	23,851,877
	Surplus/(Deficit)	\$ 2,066,978	\$ 31,846,820	\$ 29,779,842

<b>Total General Fund</b>				
	Revenue	\$ 5,759,882	\$ 63,260,747	\$ 57,500,865
	Expense	7,640,540	65,180,312	57,539,772
	Surplus/(Deficit)	\$ (1,880,658)	\$ (1,919,565)	\$ (38,907)

Street Fund

Department		YTD Actual	Total Budget	\$ Remaining
Street	Revenue	\$ 5,717	\$ 31,522	\$ 25,805
	Expense	576,851	5,092,104	4,515,253
Engineering	Revenue	5,545	132,659	127,114
	Expense	147,311	1,649,890	1,502,579
Street Admin.	Revenue	745,357	9,247,189	8,501,832
	Expense	-	-	-
Capital Improvement	Revenue	2,152	-	(2,152)
	Expense	-	1,071,250	1,071,250
<b>Total Street Fund</b>				
	Revenue	\$ 758,771	\$ 9,411,370	\$ 8,652,599
	Expense	724,161	7,813,244	7,089,083
	Surplus/(Deficit)	\$ 34,609	\$ 1,598,126	\$ 1,563,517

<b>O&amp;M Grand Total</b>				
	Revenue	\$ 6,518,652	\$ 72,672,117	\$ 66,153,465
	Expense	8,364,702	72,993,556	64,628,854
	Surplus/(Deficit)	\$ (1,846,049)	\$ (321,439)	\$ 1,524,610

City of Jonesboro, Arkansas  
 Schedule of Interest Earnings & Deposit Collateralization  
 January 2026 Interest

**Interest Earnings**

Bank Account	Balance	Interest Earned	Rate of Interest
General Fund	\$ 13,789,814.18	\$ 33,561.68	2.60%
Jonesboro Softball	3,625.18	7.99	2.60%
Federal Grants Fund	809,812.98	1,844.67	2.60%
Restricted Funds	6,418,797.11	14,009.07	2.60%
Non-Federal Grants	884.05	8.69	2.60%
Depreciation Fund	3,421,282.19	5,144.95	2.60%
Capital Improvement Fund	3,595,439.50	7,879.00	2.60%
Payroll Clearing	489,595.91	1,175.80	2.60%
Credit Card	203,151.18	262.98	2.60%
Operating	789,846.85	3,402.57	2.60%
<b>Total</b>	<b>\$ 29,522,249.13</b>	<b>\$ 67,297.40</b>	
Street Fund	\$ 75,974.24	\$ 872.16	2.60%
E-911	65,077.68	72.58	2.60%
C.D.B.G.	44,013.65	-	0.00%
M.P.O.	28,189.76	77.61	2.60%
J.E.T.S.	55,483.67	575.27	2.60%
Non Uniform Pension Payee	1,522.79	3.36	2.60%
A&P 3% Hotel & Motel	273,543.53	658.68	2.60%
A&P 1% Hotel & Motel	108,246.26	214.94	2.60%
A&P Prepared Foods	7,323,256.79	15,776.84	2.60%
<b>Total Other</b>	<b>\$ 7,975,308.37</b>	<b>\$ 18,251.44</b>	
<b>Grand Total</b>	<b>\$ 37,497,557.50</b>	<b>\$ 85,548.84</b>	

**Total year to date interest**

<b>Actual</b>
\$ 85,548.84
<b>Budget</b>
\$ 78,135.67

**Deposit Collateralization**

**Pledge Report - Centennial Bank**

Irrevocable Letters of Credit	\$ 32,000,000.00	Expires 12/31/2025
Other Pledged Securites (Mkt Val)	16,263,125.17	
FDIC Insurance	250,000.00	
<b>Total Collateralized Balances</b>	<b>\$ 48,513,125.17</b>	

City of Jonesboro, Arkansas  
 Combined Sales and Use Tax Report (Cash Basis)  
 2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 3,975,166.50	\$ 3,861,933.26	\$ 4,208,902.39	\$ 3,856,515.15
February	\$ -	4,598,606.00	4,518,839.80	4,718,018.56
March	\$ -	3,560,828.42	3,504,892.28	3,656,482.75
April	\$ -	3,575,077.60	3,698,017.89	3,735,516.86
May	\$ -	4,187,207.17	4,121,511.60	3,923,692.55
June	\$ -	3,905,014.51	3,805,323.22	4,042,928.05
July	\$ -	4,033,540.82	3,815,705.17	3,895,788.19
August	\$ -	3,986,103.86	3,868,202.11	3,855,671.39
September	\$ -	3,957,404.80	3,906,921.12	3,857,410.13
October	\$ -	4,175,480.49	4,073,345.55	4,025,134.40
November	\$ -	4,022,619.01	3,824,201.10	3,967,655.21
December	\$ -	3,889,406.27	3,928,379.77	3,857,914.63
<b>Totals</b>	<b>\$ 3,975,166.50</b>	<b>\$ 47,753,222.21</b>	<b>\$ 47,274,242.00</b>	<b>\$ 47,392,727.87</b>

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 3,975,166.50	\$ 3,861,933.26	\$ 113,233.24	2.9%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 3,975,166.50</b>	<b>\$ 3,861,933.26</b>	<b>\$ 113,233.24</b>	<b>2.9%</b>

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 3,975,166.50	\$ 4,023,403.80	\$ (48,237.30)	-1.2%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 3,975,166.50</b>	<b>\$ 4,023,403.80</b>	<b>\$ (48,237.30)</b>	<b>-1.2%</b>

\*The 2025 Combined budget for Sales Tax is \$49,167,000

City of Jonesboro, Arkansas  
City Sales and Use Tax Report (Cash Basis)  
2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 2,174,971.62	\$ 2,138,513.99	\$ 2,317,133.96	\$ 2,133,729.01
February		2,579,890.66	2,517,307.78	2,635,793.76
March		1,975,212.10	1,939,232.49	2,026,463.78
April		1,970,146.09	2,041,119.32	2,076,004.55
May		2,309,651.24	2,288,399.58	2,170,092.57
June		2,140,685.87	2,111,214.22	2,254,614.98
July		2,230,857.77	2,118,369.81	2,160,108.13
August		2,187,096.09	2,135,107.75	2,131,256.75
September		2,159,211.65	2,160,292.56	2,130,151.48
October		2,299,221.76	2,247,031.59	2,228,139.32
November		2,196,613.79	2,121,273.99	2,184,989.01
December		2,113,897.36	2,166,282.11	2,130,203.21
<b>Totals</b>	<b>\$ 2,174,971.62</b>	<b>\$ 26,300,998.37</b>	<b>\$ 26,162,765.16</b>	<b>\$ 26,261,546.55</b>

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 2,174,971.62	\$ 2,138,513.99	\$ 36,457.63	1.7%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 2,174,971.62</b>	<b>\$ 2,138,513.99</b>	<b>\$ 36,457.63</b>	<b>1.7%</b>

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 2,174,971.62	\$ 2,229,219.06	\$ (54,247.44)	-2.4%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 2,174,971.62</b>	<b>\$ 2,229,219.06</b>	<b>\$ (54,247.44)</b>	<b>-2.4%</b>

\*The 2025 Budget for City Sales Tax is \$27,278,218

City of Jonesboro, Arkansas  
 County Sales and Use Tax Report (Cash Basis)  
 2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 1,800,194.88	\$ 1,723,419.27	\$ 1,891,768.43	\$ 1,722,786.14
February		2,018,715.34	2,001,532.02	2,082,224.80
March		1,585,616.32	1,565,659.79	1,630,018.97
April		1,604,931.51	1,656,898.57	1,659,512.31
May		1,877,555.93	1,833,112.02	1,753,599.98
June		1,764,328.64	1,694,109.00	1,788,313.07
July		1,802,683.05	1,697,335.36	1,735,680.06
August		1,799,007.77	1,733,094.36	1,724,414.64
September		1,798,193.15	1,746,628.56	1,727,258.65
October		1,876,258.73	1,826,313.96	1,796,995.08
November		1,826,005.22	1,702,927.11	1,782,666.20
December		1,775,508.91	1,762,097.66	1,727,711.42
<b>Totals</b>	<b>\$ 1,800,194.88</b>	<b>\$ 21,452,223.84</b>	<b>\$ 21,111,476.84</b>	<b>\$ 21,131,181.32</b>

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 1,800,194.88	\$ 1,723,419.27	\$ 76,775.61	4.5%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 1,800,194.88</b>	<b>\$ 1,723,419.27</b>	<b>\$ 76,775.61</b>	<b>4.5%</b>

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 1,800,194.88	\$ 1,794,184.73	\$ 6,010.15	0.3%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 1,800,194.88</b>	<b>\$ 1,794,184.73</b>	<b>\$ 6,010.15</b>	<b>0.3%</b>

\*The 2025 Budget for County Sales Tax is \$21,888,782

City of Jonesboro, Arkansas  
 Combined State Turnback Report (Cash Basis)  
 2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 611,937.65	\$ 733,915.54	\$ 703,774.94	\$ 722,130.46
February	\$ -	\$ 641,522.03	664,698.70	659,466.69
March	\$ -	\$ 553,014.23	575,268.79	546,400.33
April	\$ -	\$ 630,471.98	614,740.56	644,691.01
May	\$ -	\$ 641,728.18	656,433.52	607,380.40
June	\$ -	\$ 665,367.15	644,692.04	646,793.33
July	\$ -	\$ 789,494.17	775,499.47	851,313.69
August	\$ -	\$ 623,971.66	616,409.61	609,925.44
September	\$ -	\$ 669,444.21	644,063.82	660,774.12
October	\$ -	\$ 627,990.83	539,555.24	645,402.15
November	\$ -	\$ 618,914.99	604,855.02	605,648.19
December	\$ -	\$ 611,328.91	589,908.19	623,165.05
<b>Totals</b>	<b>\$ 611,937.65</b>	<b>\$ 7,807,163.88</b>	<b>\$ 7,629,899.90</b>	<b>\$ 7,823,090.86</b>

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 611,937.65	\$ 733,915.54	\$ (121,977.89)	-16.6%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 611,937.65</b>	<b>\$ 733,915.54</b>	<b>\$ (121,977.89)</b>	<b>-16.6%</b>

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 611,937.65	\$ 720,800.44	\$ (108,862.79)	-15.1%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 611,937.65</b>	<b>\$ 720,800.44</b>	<b>\$ (108,862.79)</b>	<b>-15.1%</b>

\*The 2026 Combined Turnback Budget is \$7,925,652

City of Jonesboro, Arkansas  
 General Turnback Report (Cash Basis)  
 2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 158,665.85	\$ 158,841.75	\$ 158,866.78	\$ 154,090.08
February	\$ -	\$ 80,488.75	80,517.41	75,733.77
March	\$ -	\$ 80,488.75	80,517.41	75,733.77
April	\$ -	\$ 80,473.83	80,517.41	75,733.77
May	\$ -	\$ 80,436.11	80,517.41	75,733.77
June	\$ -	\$ 80,321.73	80,515.22	71,867.19
July	\$ -	\$ 220,055.14	220,046.27	272,670.16
August	\$ -	\$ 64,637.82	64,992.77	71,016.33
September	\$ -	\$ 80,436.15	80,511.59	80,527.52
October	\$ -	\$ 80,436.15	80,511.59	80,527.44
November	\$ -	\$ 80,436.15	80,511.59	80,527.44
December	\$ -	\$ 80,436.15	80,511.59	80,527.44
<b>Totals</b>	<b>\$ 158,665.85</b>	<b>\$ 1,167,488.48</b>	<b>\$ 1,168,537.04</b>	<b>\$ 1,194,688.68</b>

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 158,665.85	\$ 158,841.75	\$ (175.90)	-0.1%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 158,665.85</b>	<b>\$ 158,841.75</b>	<b>\$ (175.90)</b>	<b>-0.1%</b>

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 158,665.85	\$ 155,281.05	\$ 3,384.80	2.2%
February	\$ -	N/A	N/A	N/A
March	\$ -	N/A	N/A	N/A
April	\$ -	N/A	N/A	N/A
May	\$ -	N/A	N/A	N/A
June	\$ -	N/A	N/A	N/A
July	\$ -	N/A	N/A	N/A
August	\$ -	N/A	N/A	N/A
September	\$ -	N/A	N/A	N/A
October	\$ -	N/A	N/A	N/A
November	\$ -	N/A	N/A	N/A
December	\$ -	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 158,665.85</b>	<b>\$ 155,281.05</b>	<b>\$ 3,384.80</b>	<b>2.2%</b>

\*The 2026 General Turnback Budget is \$1,195,652

\*January includes Property Tax Relief Distributions. July includes lending from the Budget Stabilization Trust Fund

City of Jonesboro, Arkansas  
Street Turnback Report (Cash Basis)  
2026

Historical Data

Month	2026	2025	2024	2023
January	\$ 453,271.80	\$ 575,073.79	\$ 544,908.16	\$ 568,040.38
February	\$ -	\$ 561,033.28	584,181.29	583,732.92
March	\$ -	\$ 472,525.48	494,751.38	470,666.56
April	\$ -	\$ 549,998.15	534,223.15	568,957.24
May	\$ -	\$ 561,292.07	575,916.11	531,646.63
June	\$ -	\$ 585,045.42	564,176.82	574,926.14
July	\$ -	\$ 569,439.03	555,453.20	578,643.53
August	\$ -	\$ 559,333.84	551,416.84	538,909.11
September	\$ -	\$ 589,008.06	563,552.23	580,246.60
October	\$ -	\$ 547,554.68	459,043.65	564,874.71
November	\$ -	\$ 538,478.84	524,343.43	525,120.75
December	\$ -	\$ 530,892.76	509,396.60	542,637.61
<b>Totals</b>	<b>\$ 453,271.80</b>	<b>\$ 6,639,675.40</b>	<b>\$ 6,461,362.86</b>	<b>\$ 6,628,402.18</b>

Comparison to Previous Periods

Month	Current	Prior	\$ Variance	% Variance
January	\$ 453,271.80	\$ 575,073.79	\$ (121,801.99)	-21.2%
February	-	N/A	N/A	N/A
March	-	N/A	N/A	N/A
April	-	N/A	N/A	N/A
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 453,271.80</b>	<b>\$ 575,073.79</b>	<b>\$ (121,801.99)</b>	<b>-21.2%</b>

Comparison to Budget

Month	Actual	Budget	\$ Variance	% Variance
January	\$ 453,271.80	\$ 565,519.40	\$ (112,247.60)	-19.8%
February	-	N/A	N/A	N/A
March	-	N/A	N/A	N/A
April	-	N/A	N/A	N/A
May	-	N/A	N/A	N/A
June	-	N/A	N/A	N/A
July	-	N/A	N/A	N/A
August	-	N/A	N/A	N/A
September	-	N/A	N/A	N/A
October	-	N/A	N/A	N/A
November	-	N/A	N/A	N/A
December	-	N/A	N/A	N/A
<b>Totals</b>	<b>\$ 453,271.80</b>	<b>\$ 565,519.40</b>	<b>\$ (112,247.60)</b>	<b>-19.8%</b>

\*The 2026 Budget for Street Turnback is \$6,730,000

\*Jan 2026 distributions across the State were impacted by a State Motor Fuel Tax Refund in the amount of \$16M.

City of Jonesboro, Arkansas  
 Fuel Purchases Report (Cash Basis)  
 2026

Comparison of Fuel Purchases vs. Prior Year

MONTH	Current Year Fuel	Previous Year Fuel	\$ Variance	% Variance
January	\$ 75,710.93	\$ 75,785.89	\$ (74.96)	-0.1%
February	N/A	84,985.42	N/A	N/A
March	N/A	138,188.00	N/A	N/A
April	N/A	105,094.37	N/A	N/A
May	N/A	81,699.44	N/A	N/A
June	N/A	113,784.14	N/A	N/A
July	N/A	117,159.22	N/A	N/A
August	N/A	131,022.84	N/A	N/A
September	N/A	121,577.12	N/A	N/A
October	N/A	123,770.10	N/A	N/A
November	N/A	110,020.96	N/A	N/A
December	N/A	149,808.14	N/A	N/A
<b>YTD Total</b>	<b>\$ 75,710.93</b>	<b>\$ 1,352,895.64</b>	<b>\$ (74.96)</b>	<b>-0.1%</b>

Comparison of Fuel Purchases in Gallons

MONTH	Current Year Gallons	Prior Year Gallons	Variance	% Variance
January	33,879	31,817	2,062	6.5%
February	N/A	33,732	N/A	N/A
March	N/A	53,438	N/A	N/A
April	N/A	41,993	N/A	N/A
May	N/A	34,022	N/A	N/A
June	N/A	47,823	N/A	N/A
July	N/A	47,606	N/A	N/A
August	N/A	53,896	N/A	N/A
September	N/A	48,374	N/A	N/A
October	N/A	48,415	N/A	N/A
November	N/A	46,564	N/A	N/A
December	N/A	63,753	N/A	N/A
<b>YTD Total</b>	<b>33,879</b>	<b>551,434</b>	<b>2,062</b>	<b>6.5%</b>

Comparison of Average Price per Gallon of Fuel Purchased

MONTH	Gasoline		Diesel	
	Current Year	Prior Year	Current Year	Prior Year
January	\$ 2.25	\$ 2.36	\$ 2.16	\$ 2.43
February	N/A	2.52	N/A	2.52
March	N/A	2.64	N/A	2.50
April	N/A	2.50	N/A	2.51
May	N/A	2.38	N/A	2.49
June	N/A	2.47	N/A	2.28
July	N/A	2.49	N/A	2.36
August	N/A	2.74	N/A	2.02
September	N/A	2.53	N/A	2.48
October	N/A	2.57	N/A	2.53
November	N/A	2.38	N/A	2.26
December	N/A	2.40	N/A	2.30
<b>YTD Average</b>	<b>\$ 2.25</b>	<b>\$ 2.50</b>	<b>\$ 2.16</b>	<b>\$ 2.39</b>

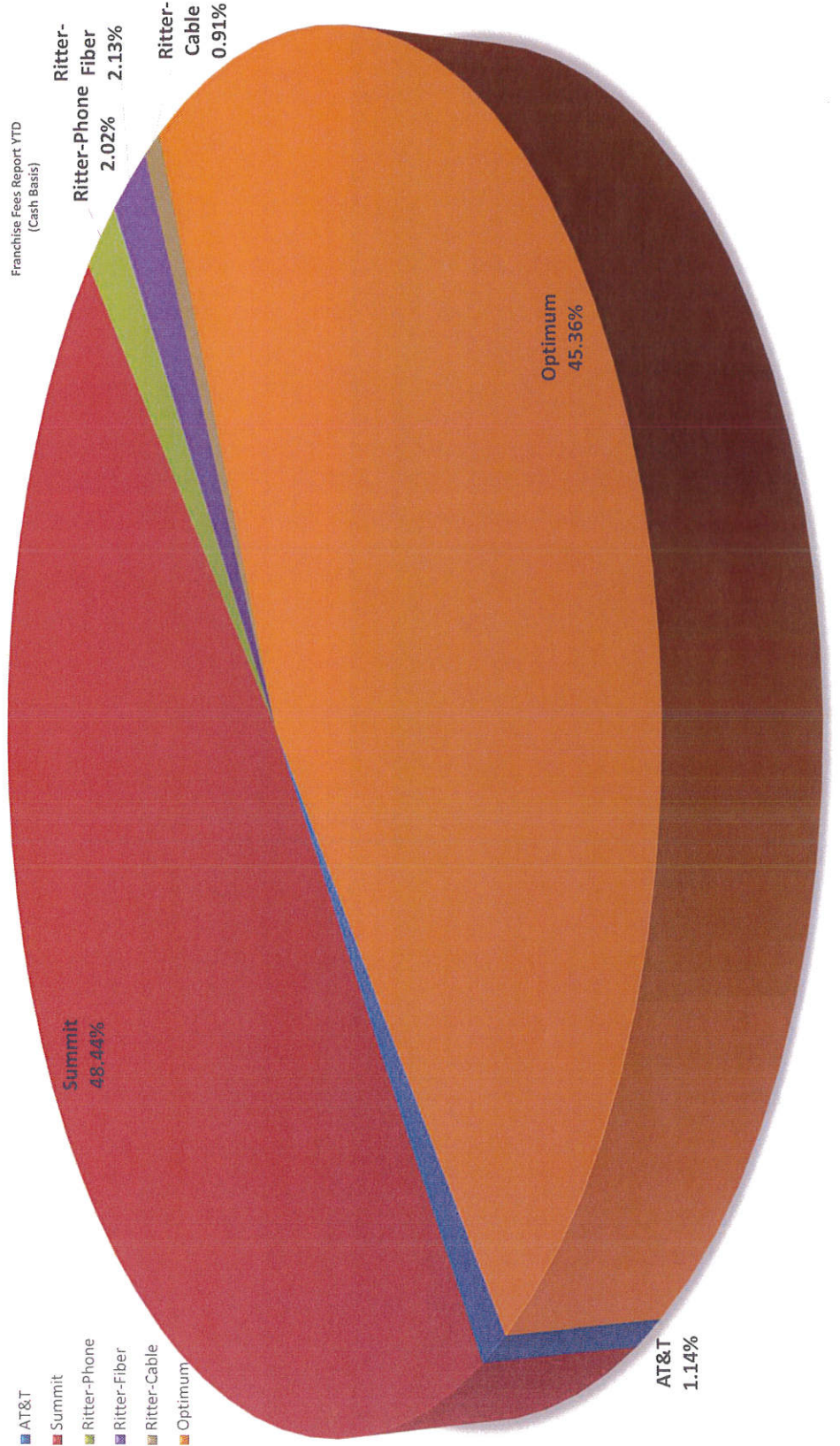
Comparison of Fuel Purchases vs. Budget

MONTH	Actual	Budget	\$ Variance	% Variance
January	\$ 75,710.93	\$ 119,185.42	\$ (43,474.49)	-36.5%
February	N/A	119,185.42	N/A	N/A
March	N/A	119,185.42	N/A	N/A
April	N/A	119,185.42	N/A	N/A
May	N/A	119,185.42	N/A	N/A
June	N/A	119,185.42	N/A	N/A
July	N/A	119,185.42	N/A	N/A
August	N/A	119,185.42	N/A	N/A
September	N/A	119,185.42	N/A	N/A
October	N/A	119,185.42	N/A	N/A
November	N/A	119,185.42	N/A	N/A
December	N/A	119,185.42	N/A	N/A
<b>YTD Total</b>	<b>\$ 75,710.93</b>	<b>\$ 1,430,225.00</b>	<b>\$ (43,474.49)</b>	<b>-36.5%</b>

\*Timing of bulk fuel purchases may cause large comparison variances

City of Jonesboro, Arkansas  
Franchise Fee Tax Report  
YTD 2026

Months	AT&T	Summit	Ritter-Phone	Ritter-Fiber	Ritter-Cable	Optimum	All Others	Current Year Total	Prior Year Total
January	\$ 2,611.08	\$ 111,131.83	\$ 4,634.61	\$ 4,891.86	\$ 2,094.29	\$ 104,062.95	\$ 783.48	\$ 230,210.10	\$ 250,190.48
February	-	-	-	-	-	-	-	-	158,448.71
March	-	-	-	-	-	-	-	-	131,618.49
April	-	-	-	-	-	-	-	-	354,037.15
May	-	-	-	-	-	-	-	-	84,915.53
June	-	-	-	-	-	-	-	-	62,226.75
July	-	-	-	-	-	-	-	-	168,659.22
August	-	-	-	-	-	-	-	-	54,166.15
September	-	-	-	-	-	-	-	-	53,263.70
October	-	-	-	-	-	-	-	-	148,203.49
November	-	-	-	-	-	-	-	-	45,546.80
December	-	-	-	-	-	-	-	-	51,006.66
<b>Totals</b>	<b>\$ 2,611.08</b>	<b>\$ 111,131.83</b>	<b>\$ 4,634.61</b>	<b>\$ 4,891.86</b>	<b>\$ 2,094.29</b>	<b>\$ 104,062.95</b>	<b>\$ 783.48</b>	<b>\$ 230,210.10</b>	<b>\$ 1,562,283.13</b>



Advertising and Promotion Funds  
 City of Jonesboro, Arkansas  
 January 2026

	Prepared Foods Fund		3% Hotel/Motel Fund		1% Hotel/Motel Fund	
	Monthly	Annual	Monthly	Annual	Monthly	Annual
Beginning Fund Balance	\$ 7,448,389	\$ 7,448,389	\$ 318,065	\$ 318,065	\$ 92,456	\$ 92,456
NET Prepared Foods	(24,605)	(24,605)				
NET 3%			(32,141)	(32,141)		
NET 1%					21,085	21,085
Event Net Activity - Jonesboro Gravel			-	-		
Website Ad Sales			450	450		
Interest Earnings	15,777	15,777	659	659	215	215
Current Fund Balance	\$ 7,439,560	\$ 7,439,560	\$ 287,033	\$ 287,033	\$ 113,756	\$ 113,756

Prepared Foods Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	July	December
Revenues	\$ 547,130	\$ 547,130	547,130	N/A	N/A	N/A
Expenses	571,736	571,736	N/A	N/A	N/A	N/A
NET	\$ (24,605)	\$ (24,605)	N/A	N/A	N/A	N/A
			April	May	November	December
			N/A	N/A	N/A	N/A
			June	N/A	N/A	N/A
			N/A	N/A	N/A	N/A
			Total	\$ 547,130		\$ 547,130

3% Hotel/Motel Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	July	December
Revenues	\$ 63,254	\$ 63,254	63,254	N/A	N/A	N/A
Expenses	95,395	95,395	N/A	N/A	N/A	N/A
NET	\$ (32,141)	\$ (32,141)	N/A	N/A	N/A	N/A
			April	May	November	December
			N/A	N/A	N/A	N/A
			June	N/A	N/A	N/A
			N/A	N/A	N/A	N/A
			Total	\$ 63,254		\$ 63,254

1% Hotel/Motel Fund

	Monthly	YTD	Monthly Tax Collections			
			January	February	July	December
Revenues	\$ 21,085	\$ 21,085	21,085	N/A	N/A	N/A
Exp - JMC Soccer Turf Project	-	-	N/A	N/A	N/A	N/A
NET	\$ 21,085	\$ 21,085	N/A	N/A	N/A	N/A
			April	May	November	December
			N/A	N/A	N/A	N/A
			June	N/A	N/A	N/A
			N/A	N/A	N/A	N/A
			Total	\$ 21,085		\$ 21,085

Monthly & YTD Comparisons

	Monthly				YTD			
	Current Yr	Prior Yr	\$ Change	% Change	Current Yr	Prior Yr	\$ Change	% Change
Prepared Foods	\$ 547,130	\$ 588,535	(41,405)	-7%	\$ 547,130	\$ 588,535	(41,405)	-7%
3% Hotel/Motel	63,254	78,240	(14,986)	-19%	63,254	78,240	(14,986)	-19%
1% Hotel/Motel	21,085	26,080	(4,995)	-19%	21,085	26,080	(4,995)	-19%

Embassy Suites 3%

	January	February	March	April	May	June	Mid-Yr Totals
TOTALS	\$ 17,662.14	N/A	N/A	N/A	N/A	N/A	\$ 17,662.14

	July	August	September	October	November	December	YTD Totals
TOTALS	N/A	N/A	N/A	N/A	N/A	N/A	\$ 17,662.14

Fund 80 - Hotel/Motel 3% Fund Expenditure

Grant Award				
Payee	Description	Date	Check No.	Amount
<b>2025 Grant Awards</b>				
The Stage Theater Co.	Year Round Funding	1/22/2026	164823	\$ 1,500
NEA Baptist Charitable Foundation	Annual Duck Classic	1/22/2026	164779	7,500
<b>2026 Grant Awards</b>				
ASU Club Softball	Softball Tournaments and Camps	1/8/2026	164553	10,000
<b>Total Grant Award Expense</b>				<b>\$ 19,000</b>
<b>Sponsorship</b>				
Payee	Description	Date	Check No.	Amount
Z-Botics Foundation	Southern Showdown Robotics Competition	1/22/2026	164842	\$ 500
<b>Total Sponsorship Expense</b>				<b>\$ 500</b>
<b>Administrative Expense</b>				
Payee	Description	Date	Check No.	Amount
Christy Appleton	Administrative	YTD	Check	\$ 1,000
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	4,538
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	347
Young Investments	Office Space	YTD	Check	0
Travel & Exp Reimb	Detail Available	YTD	Check	536
Insurance & Licenses	Detail Available	YTD	Check	-
Professional Services	Detail Available	YTD	Check	510
Advertising & Promotion	Detail Available	YTD	Check	0
Supplies	Detail Available	YTD	Check	0
Office Supplies	Detail Available	YTD	Check	22
Website Hosting/Maint & Design	Detail Available	YTD	Check	417
A&P Misc Event Sponsorship	Detail Available	YTD	Check	0
<b>Total Administrative Expense</b>				<b>\$ 7,370</b>
<b>Other</b>				
Payee	Description	Date	Check No.	Amount
JHP/Embassy Suites	2025 Reimbursements (Q4)	1/22/2026	164756	\$ 68,524
JHP/Embassy Suites	2026 Reimbursements (Q1, Q2 Q3)	YTD	Check	-
<b>Total Other Expense</b>				<b>\$ 68,524</b>
<b>Total 3% H/M Expense</b>				<b>\$ 95,395</b>

Fund 82 - Prepared Foods Fund Expenditure

Ridge Athletics Center				
Professional Services				
Payee	Description	Date	Check No.	Amount
Sports Facilities Advisory LLC	Facility Advisory Services	YTD	Check	40,000
City of Jonesboro	Quarterly Services Fee	YTD	Transfer	10,000
<b>Total Professional Services</b>				<b>\$ 50,000</b>
Lease Activities				
Payee	Description	Date	Check No.	Amount
Jonesboro Public Facilities	Monthly Lease	YTD	ACH	475,000
<b>Total Lease Activities</b>				<b>\$ 475,000</b>
Operation Activities				
Payee	Description	Date	Check No.	Amount
Sports Facilities Advisory LLC	Pre-funded Op Account Deposit(SFC)	1/29/2026	ACH	\$ 40,831
<b>Total Operation Activities</b>				<b>\$ 40,831</b>
<b>Total Ridge Athletics Center Expense</b>				<b>\$ 565,831</b>
Administrative Expense				
Payee	Description	Date	Check No.	Amount
Craig Rickert	Salary+Stipend Expense (50%)	YTD	ACH	\$ 4,538
US Gov. & State of Arkansas	FICA (Employer) & Unemployment Taxes	YTD	ACH	347
Travel & Exp Reimb	Detail Available	YTD	Check	1,019
<b>Total Administrative Expense</b>				<b>\$ 5,905</b>
<b>Total Prepared Foods Expense</b>				<b>\$ 571,736</b>

City of Jonesboro, Arkansas  
 Alcoholic Beverage Tax Comparison To Prior Year  
 2026

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Totals
TOTALS	\$ 64,766.69	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 64,766.69

	Current Yr Month	Prior Yr Month	\$ Variance	% Variance
TOTALS	\$ 64,766.69	\$ 63,917.48	\$ 849.21	1.3%

	YTD Current Year	YTD Previous Year	\$ Variance	% Variance
TOTALS	\$ 64,766.69	\$ 63,917.48	\$ 849.21	1.3%

## Fixed Assets

### Monthly Asset Report - January 2026

Asset	Purchased	Dept	Description	Orig Cost
01-101-12006	01-09-2026	02Police	Trailer 2023 7.5 Ft Solar Cam 1 (used) with Tax	29,837.50
01-101-12007	01-09-2026	02Police	Trailer 2022 7.5 Ft Solar Cam 2 (used) with Tax	29,837.50
01-101-12008	01-22-2026	02Police	2024 Nissan Frontier 4WD Crew SV Gray (Used)	34,999.00
			Police	94,674.00
01-102-1567	01-06-2026	03Fire	2025 Pierce Enforcer Pumper Fire Truck	874,640.00
			Fire	874,640.00
02-100-1516	01-22-2026	50Street	Trailer 2026 Big Tex 16TL-22 BK Tilt	12,906.08
			Street	12,906.08
Totals				982,220.08

Non-Uniform 401(a) Defined Contribution & 457(b) Retirement Savings Plans - Fund 21

Changes in Position

2026 Year to Date

Activity	January	February	March	April	May	June	Mid-Year
<b>Beginning Balance</b>	<b>\$8,897,926.18</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$8,897,926.18</b>
<b>Additions:</b>							
Employer Contributions	45,284.28						45,284.28
Employee Contributions	56,419.79						56,419.79
Other Additions	22,534.48						22,534.48
<b>Total Additions</b>	<b>124,238.55</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>124,238.55</b>
<b>Deductions:</b>							
Plan Distributions	55,225.98						55,225.98
Administrative Expenses	7,288.85						7,288.85
Other Deductions	-						-
<b>Total Deductions</b>	<b>62,514.83</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>62,514.83</b>
<b>Adjustments:</b>							
Unrealized Investment Gain(Loss)	154,526.96						154,526.96
Other Adjustments	-						-
<b>Total Adjustments</b>	<b>154,526.96</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>154,526.96</b>
<b>Ending Balance</b>	<b>9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>9,114,176.86</b>

Activity	July	August	September	October	November	December	Y-T-D
<b>Beginning Balance</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$8,897,926.18</b>
<b>Additions:</b>							
Employer Contributions							45,284.28
Employee Contributions							56,419.79
Other Additions							22,534.48
<b>Total Additions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>124,238.55</b>
<b>Deductions:</b>							
Plan Distributions							55,225.98
Administrative Expenses							7,288.85
Other Deductions							-
<b>Total Deductions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>62,514.83</b>
<b>Adjustments:</b>							
Unrealized Investment Gain(Loss)							154,526.96
Other Adjustments							-
<b>Total Adjustments</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>154,526.96</b>
<b>Ending Balance</b>	<b>9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>	<b>\$9,114,176.86</b>

\*Effective September 2024, the 457(b) plan is now accounted for in Fund 21 reflecting the total defined contribution & retirement savings plans for Non-Uniform emp.

\*The assigned Trustee is First Security Bank. The recordkeeper is Milliman, Inc.

**Non-Uniform Pension Account  
Changes in Position  
2026 Year to Date**

Activity	January	February	March	April	May	June	Mid-Year
Beginning Balance	\$11,394,424.81	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,394,424.81
<b>Additions:</b>							
Employer Contributions	-	-	-	-	-	-	-
Other Additions	1,555.64						1,555.64
<b>Total Additions</b>	<b>1,555.64</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,555.64</b>
<b>Deductions:</b>							
Pension Benefits	44,585.16						44,585.16
Administrative Expenses	2,211.08						2,211.08
Other Deductions	-	-	-	-	-	-	-
<b>Total Deductions</b>	<b>46,796.24</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46,796.24</b>
<b>Adjustments:</b>							
Unrealized Investment Gain(Loss)	185,139.09						185,139.09
Other Adjustments	-	-	-	-	-	-	-
<b>Total Adjustments</b>	<b>185,139.09</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>185,139.09</b>
Ending Balance	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30

Activity	July	August	September	October	November	December	Y-T-D
Beginning Balance	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,394,424.81
<b>Additions:</b>							
Employer Contributions							-
Other Additions							1,555.64
<b>Total Additions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,555.64</b>
<b>Deductions:</b>							
Pension Benefits							44,585.16
Administrative Expenses							2,211.08
Other Deductions							-
<b>Total Deductions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46,796.24</b>
<b>Adjustments:</b>							
Unrealized Investment Gain(Loss)							185,139.09
Other Adjustments							-
<b>Total Adjustments</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>185,139.09</b>
Ending Balance	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30	\$11,534,323.30

\*The Non-Uniform pension account is the old pension plan. Funds are managed by PRINCIPAL & STEPHENS.

City of Jonesboro  
 ARPA Restricted Revenue Replacement Fund Schedule  
 January 2026

Schedule of Appropriation		Activity
Funding	Amount	
Revenue Replacement Funding 12/31/2024	8,627,165	

Project	Appropriation	2025	2026	Total	Open PO	Remaining
Demolition of 100 W. Washington	3,250,000	3,297,344		3,297,344	-	(47,344)
Mosquito Abatement	139,604			-	-	139,604
Aquatic Feature - Ridge Athletics Center	3,200,000			-	-	3,200,000
Humanitarian	500,000	330,003	23,606	353,609	146,391	(0)
Comprehensive Growth Plan	855,000	121,195		121,195	734,649	(844)
Bldg Code Review & Permitting Assessment Study	99,840	5,870	14,061	19,931	79,909	-
Tornado Siren System Upgrade	261,261			-		261,261
<b>Total</b>	<b>8,305,705</b>	<b>3,754,412</b>	<b>37,667</b>	<b>3,792,080</b>	<b>960,949</b>	<b>3,552,676</b>

<b>Unappropriated Funding</b>	<b>321,460</b>
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**Schedule of ARPA Replacement Restricted Fund Availability**

ARPA Revenue Replacement Carryforward Funding	8,627,165
ARPA Revenue Replacement Appropriations	8,305,705
<b>Unappropriated ARPA Revenue Replacement Funds</b>	<b>321,460</b>
ARPA Revenue Replacement Appropriations	8,305,705
ARPA Revenue Replacement Expenditures	3,792,080
ARPA Revenue Replacement Open PO Remaining	960,949
<b>Unexpended ARPA Revenue Replacement Appropriations</b>	<b>3,552,676</b>
Unappropriated ARPA Revenue Replacement Funds	321,460
Unexpended ARPA Revenue Replacement Appropriations	3,552,676
<b>Fund Balance</b>	<b>3,874,136</b>

City of Jonesboro  
 Schedule of Capital Improvement Projects  
 January 2026

Capital Improvement Detail by Project

Department	Description	2025 Carryover	Remaining Grant/ Other	2026 Budget	Future Bud Amend, Contr Appr, Sch Adj	Project Funding Reapprop	Revenue/ Donation	Total Funding	2026 Activity	Open PO Remaining	\$ Remaining
<b>General Fund Supported Projects</b>											
Grants	University Heights Trail	1,679,805	316,000					1,995,805	14,175	17,687	1,963,943
	Downtown to A-State	336,640			38,201			374,841		53,230	321,611
	Johnson Lighting/N. Main Pedestrian	-	3,380,133		1,251,753			4,631,886		125,042	4,506,844
Parks Admin	Parks Master Plan	1,510,011						1,510,011		11,393	1,498,619
	Parks Security Camera Upgrade	28,357						28,357			28,357
Urban Parks	Various Park Improvements	166,897						166,897	67,292	20,688	78,917
	New Park (Pocket/Neighborhood)	22,019						22,019		8,125	13,894
	Northeast Park	-	1,000,000		605,379			1,605,379	28,455	23,383	1,553,542
CFP	50 Spot Parking Lot	381,574						381,574			381,574
	Overlay Back Half of Loop Road	167,385						167,385			167,385
JMC	Concession Siding	33,812						33,812		33,812	-
Admin	Welcome Signs	12,309						12,309			12,309
Comm Ctr	Winter Wonderland	53,753						53,753		49,500	4,253
	Allen Park Playground	77,915						77,915			77,915
SSC	Shooting Range (All)	160,026						160,026		160,026	(0)
	<b>Total General Fund Projects</b>	<b>\$4,630,503</b>	<b>\$4,696,133</b>	<b>\$0</b>	<b>\$1,895,333</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,221,969</b>	<b>\$109,922</b>	<b>\$502,885</b>	<b>\$10,609,162</b>
<b>Street Fund Supported Projects</b>											
Engineering	Misc. Drainage Projects	35,761		500,000				535,761	31,793	1,688	502,281
	NEA Development (NEAIDC)	-		171,250				171,250			171,250
	Misc Street Projects	30,480						30,480	21,830	30,480	(21,830)
	Sidewalks/Misc Concrete	167,517						167,517	132		167,386
	Cway/Prkr/Fox Mead-ROW/Util	3,940						3,940		3,940	-
	Railroad Maintenance	16,300		400,000				416,300	8,213	6,100	401,986
	Railroad Crossing Study & Match	-	136,568		136,568			273,136		136,568	136,568
	AHTD100657 MLK Ext- 100% Reimb	35,819			996,782			1,032,601		1,032,601	(0)
	AHTD100881 Hwy 1-B Widening	38,177						38,177			38,177
	AHTD100879 49/I555-49/Parker	44,124						44,124			44,124
	AHTD101247 49/Christ Valley Int Imp	-			570,000			570,000			570,000
	ASU Connector Road	-			1,000,000			1,000,000			1,000,000
	Southern Ridge Corridor-Futrell	-			450,000			450,000			450,000
	Street Overlays & Street Imp	3,556,875						3,556,875		491,070	3,065,805
	<b>Total Street Fund Projects</b>	<b>\$3,928,993</b>	<b>\$136,568</b>	<b>\$1,071,250</b>	<b>\$3,153,350</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,290,162</b>	<b>\$61,968</b>	<b>\$1,702,447</b>	<b>\$6,525,746</b>
<b>Total Capital Improvement Projects</b>		<b>\$8,559,496</b>	<b>\$4,832,701</b>	<b>\$1,071,250</b>	<b>\$5,048,683</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,512,131</b>	<b>\$171,890</b>	<b>\$2,205,332</b>	<b>\$17,134,908</b>

City of Jonesboro  
 Schedule of Capital Improvement Revenue Bond Series 2025  
 January 2026

Schedule of Bond Issuance in 2025	
Funding	Amount
Par Amount	17,595,000.00
Plus: Reoffering Premium	169,648.70
Less: Underwriter's Discount	(112,608.00)
Less: Bond Insurance Premium to Assured Guaranty	(85,870.86)
Less: Rating Fee to Assured Guaranty	(19,985.00)
Less: Surety to Assured Guaranty	(13,481.76)
<b>Net Bond Proceeds</b>	<b>17,532,703.08</b>
Issuance Costs	Amount
Bond Counsel: Friday, Eldredge & Clark	64,000.00
Financial Advisor: Crews & Associates	47,095.00
Publication Costs: Jonesboro Sun	3,050.00
Trustee Origination & 2025 Annual Fee: FSB	1,200.00
<b>Total Issuance Costs</b>	<b>115,345.00</b>
<b>Net Project Fund Proceeds from Issuance in 2025</b>	<b>17,417,358.08</b>

Schedule of Revenue & Expenses since Issuance		Activity				
Revenue						
		2025	2026	Total		
Interest Earned		258,362.92	57,189.76	315,552.68		
<b>Total Revenue Contributing to Project Funding</b>		<b>258,362.92</b>	<b>57,189.76</b>	<b>315,552.68</b>		
Expenses						
Project	Appropriation	2025	2026	Total	Open PO	Remaining
E-911/Public Safety Center	5,500,000.00	178,840.96	31,595.88	210,436.84	162,264.16	5,127,299.00
Caraway Rd Expansion	5,500,000.00	-	-	-	104,860.00	5,395,140.00
Pedestrian & Trail Connections	5,000,000.00					5,000,000.00
Jefferson Sidepath		464,598.07	84,597.45	549,195.52	-	(549,195.52)
Johnson Sidepath		98,669.00	-	98,669.00	85,211.00	(183,880.00)
Prospect/Elizabeth Sidepath		-	-	-	182,365.00	(182,365.00)
<b>Total Pedestrian &amp; Trail Connections</b>	<b>5,000,000.00</b>	<b>563,267.07</b>	<b>84,597.45</b>	<b>647,864.52</b>	<b>267,576.00</b>	<b>4,084,559.48</b>
<b>Total Project</b>	<b>16,000,000.00</b>	<b>742,108.03</b>	<b>116,193.33</b>	<b>858,301.36</b>	<b>534,700.16</b>	<b>14,606,998.48</b>
Bond Issuance Professional Services		347,915.62	125.00	348,040.62		
<b>Total Project Appropriation &amp; Expenses</b>	<b>16,000,000.00</b>	<b>1,090,023.65</b>	<b>116,318.33</b>	<b>1,206,341.98</b>	<b>534,700.16</b>	<b>14,606,998.48</b>
<b>Available Funding (Addnl projects/inc cost support)</b>		<b>1,732,910.76</b>				

Sch of Bond Debt Service Activities since Issuance	Annual Commitment	2025	2026	Total
Franchise Fee Transfer from General Fund		573,549.78	95,591.63	669,141.41
<b>Total Funding</b>		<b>573,549.78</b>	<b>95,591.63</b>	<b>669,141.41</b>
Interest Expense - Due annually (August)	900,599.60	-	-	-
Principal Reduction - Due annually (August)	245,000.00	-	-	-
Trustee Fee \$1,500 Annual (Paid Monthly)	1,500.00	625.00	125.00	750.00
<b>Total Expenditure</b>	<b>1,147,099.60</b>	<b>625.00</b>	<b>125.00</b>	<b>750.00</b>
<b>Bond Debt Service Net Activity</b>		<b>572,924.78</b>	<b>95,466.63</b>	<b>668,391.41</b>

Remaining Annual Commitment Completion @ \$95,591.63 Monthly	478,708.19
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City of Jonesboro  
 Schedule of Depreciation Fund  
 January 2026

Overview

	General	Street	Combined
Beginning Fund Balance	\$ 1,533,417	\$ 191,297	\$ 1,724,714
2025 Approp/26 Depr Fund	3,737,582	638,604	4,376,186
Current Yr Receipts	11,055	-	11,055
Current Yr Expenditures	(2,509,766)	(11,895)	(2,521,661)
Encumbered	(2,420,737)	(261,200)	(2,681,937)
<b>2025 Depr Fund Balance</b>	<b>\$ 351,551</b>	<b>\$ 556,806</b>	<b>\$ 908,357</b>

Depreciation Detail by Department

Description	Beginning Balance	2025 Appropriation	2026 Depr Fund	2026 YTD Receipts	2026 YTD Expense	2026 YTD Net Activity	2026 Depr Fund \$ Remaining	Encumbered	2026 Depr Fund \$ Available
<b>General Fund</b>									
Police	\$ 12,790	\$ 1,785,000	\$ 1,797,790		\$ 89,999	\$ (89,999)	\$ 1,707,791	\$ 1,428,828	\$ 278,963
Fire	1,225,837	721,003	1,946,840		2,419,767	(2,419,767)	\$ (472,927)	88,474	(561,401)
Inspections	-	43,031	43,031			-	\$ 43,031	-	43,031
Animal Services	-	-	-			-	\$ -	-	-
Planning	-	-	-			-	\$ -	-	-
Building Maintenance	-	-	-			-	\$ -	-	-
Code Enforcement	38,500	29,844	68,344			-	68,344	-	68,344
Sanitation - Administration	-	-	-			-	-	-	-
Sanitation - Incinerator	-	-	-			-	-	-	-
Sanitation - Residential	64,478	774,000	838,478	11,055		11,055	849,533	727,390	122,143
Sanitation - Recycling	-	-	-			-	-	-	-
Parks - Administration	-	-	-			-	-	-	-
Parks - Southside	6,813	58,300	65,113			-	65,113	57,133	7,980
Parks - Urban Parks	10,433	111,202	121,635			-	121,635	11,099	110,536
Parks - Craighead Forest Park	3,093	83,202	86,295			-	86,295	23,126	63,169
Parks - Joe Mack Campbell Park	3,727	87,000	90,727			-	90,727	84,687	6,040
Parks - Miracle League	-	-	-			-	-	-	-
Parks - Community Centers	-	-	-			-	-	-	-
Parks - Shooting Complex	1,958	45,000	46,958			-	46,958	-	46,958
Parks - Sports Programs	4,957	-	4,957			-	4,957	-	4,957
Admin - Assignment	-	-	-			-	-	-	-
Insurance Claim Loss Replcmnt	-	-	-			-	-	-	-
Depr Fund Revenue	160,831	-	160,831			-	160,831	-	160,831
<b>Total General Fund</b>	<b>\$ 1,533,417</b>	<b>\$ 3,737,582</b>	<b>\$ 5,270,999</b>	<b>\$ 11,055</b>	<b>\$ 2,509,766</b>	<b>\$ (2,498,711)</b>	<b>\$ 2,772,288</b>	<b>\$ 2,420,737</b>	<b>\$ 351,551</b>
<b>Street Fund</b>									
Street	\$ 151,790	\$ 597,852	\$ 749,642		\$ 11,895	\$ (11,895)	\$ 737,747	\$ 261,200	\$ 476,547
Street-Engineering	39,507	40,752	80,259		-	-	80,259	-	80,259
<b>Total Street Fund</b>	<b>\$ 191,297</b>	<b>\$ 638,604</b>	<b>\$ 829,901</b>	<b>\$ -</b>	<b>\$ 11,895</b>	<b>\$ (11,895)</b>	<b>\$ 818,006</b>	<b>\$ 261,200</b>	<b>\$ 556,806</b>
<b>Total Depreciation Fund</b>	<b>\$ 1,724,714</b>	<b>\$ 4,376,186</b>	<b>\$ 6,100,900</b>	<b>\$ 11,055</b>	<b>\$ 2,521,661</b>	<b>\$ (2,510,606)</b>	<b>\$ 3,590,294</b>	<b>\$ 2,681,937</b>	<b>\$ 908,357</b>

Name	Application Date	Status	Customer #	License Type	Location	Contact Address	City, State	Zip Code	Phone	Email
8848 Mart	1/21/2026	Active	25160	Inventory Based Businesses	2319 E Matthews Ave	Khukuri Investments LLC 2319 E. Matthews Ave.	Jonesboro AR	72401	(870) 333-8102	khukuriinvestments@gmail.com
Amanda Meister	1/14/2026	Active	25146	Real Estate-Salesman	314 S Main	506 Parkway	Jonesboro AR	72401	(870) 253-7218	avielmeister@gmail.com
Anna Huggins	1/16/2026	Active	25152	Accountants	2223 Browns Ln	HCI CPAs & Advisors 11025 Anderson Dr #300	Little Rock AR	72212	(870) 935-2871	squinn@hcfcpa.com
Arkavera Restoration & Construction	1/5/2026	Active	25130	General Contractor	Outside Jonesboro	442 County Road 4242	Jonesboro AR	72404	(870) 327-9522	info@arkavera.com
B & D Detailed Cleaning	1/9/2026	Active	25137	Janitorial Service	2705 Freedom Dr	2705 Freedom Drive	Jonesboro AR	72401	(573) 776-8811	baileyscripter@yahoo.com
Blake Brocklein	1/16/2026	Active	25151	Accountants	2223 Browns Ln	HCI CPAs & Advisors 11025 Anderson Dr #300	Little Rock AR	72212	(870) 935-2871	squinn@hcfcpa.com
C & S Courier LLC	1/15/2026	Active	25150	Delivery Service	412 1/2 N Bridge St	412 1/2 N Bridge St	Jonesboro AR	72401	(870) 333-3452	cordelcorey19@gmail.com
Caitlin Elizabeth Cooper CPA	1/14/2026	Active	25142	Accountants	1120 Windover Rd	Thomas Speight & Noble PA PO Box 17167	Jonesboro AR	72403	(870) 932-5858	rbraden@tsncpa.com
Charles Retina Institute	1/22/2026	Active	25168	Service Business Not Classified	637 E Matthews Ave	1432 Kimbrough Rd	Germanatown TN	38138	(901) 767-4499	buildings@charlesretina.com
Dr. David Fingerhut	1/22/2026	Active	25131	Physician	637 E Matthews Ave	Charles Retina Institute 1432 Kimbrough Rd	Germanatown TN	38138	(901) 767-4499	buildings@charlesretina.com
Dr. Nate McLaughlin	1/12/2026	Active	25138	Physician	1710 Mayfield Drive	Pain Treatment Centers of America PLLC 108 N Shackleford Rd	Little Rock AR	72211	(870) 275-4927	legal@ntcoa.com
Dr. Salar Rafieeary	1/22/2026	Active	25165	Physician	637 E Matthews Ave	Charles Retina Institute 1432 Kimbrough Rd	Germanatown TN	38138	(901) 767-4499	buildings@charlesretina.com
Dust Bunny Cleaning Service LLC	1/30/2026	Active	25168	Janitorial Service	Outside Jonesboro	438 School St	Weiner AR	72479	db_cleaningservice@yahoo.com	
Eden Art	1/16/2026	Active	25131	Miscellaneous Occupation	811 W Nettleton 811 W Nett	811 W Nettleton Ave	Jonesboro AR	72401	(870) 761-6144	sherrycellis@att.net
Elite Pop Up Photo Booth	1/9/2026	Active	25136	Photo Dev/Supplies/Photographer	5409 Nathan Dr Lot 11	5409 Nathan Drive	Jonesboro AR	72401	(870) 316-9605	melba.anaya@gmail.com
George Williams MD	1/7/2026	Active	25134	Physician	300 Carson St	St Bernards Clopton Clinic 300 Carson St	Jonesboro AR	72401	(870) 932-1198	csdavidson@sbrmc.org
Gnarly Trail Co.	1/14/2026	Partial	25144	Inventory Based Businesses	1847 Grant Ave	1847 Grant Avenue	Jonesboro AR	72401	(870) 930-0324	brandoncain83@yahoo.com
Grant Cagle MD	1/7/2026	Active	25135	Physician	300 Carson St	St Bernards Clopton Clinic 300 Carson St	Jonesboro AR	72401	(870) 932-1198	csdavidson@sbrmc.org
Henry's Painting and Remodeling	1/14/2026	Active	25139	Sub-Contractor	Outside Jonesboro	1853 CR 988	Lake City AR	72437	(501) 559-5411	hprcontracting@gmail.com
Jersey Mike's Subs	1/7/2026	Active	25132	Restaurant-021 to 030 seats	3310 Southwest Dr. #6	TYC Ventures 2 LLC 3717 E. Johnson Ave. #E	Jonesboro AR	72401	(801) 826-3076	c.hinton@flamingomtgroupp.com
Jonesboro Wellness	1/28/2026	Active	25167	Service Business Not Classified	1705 Latourette Dr	The Springs of Jonesboro 1705 Latourette Drive	Jonesboro AR	72404	(870) 935-7550	brittany.mccoy@springsjonesboro.com
KJ's Lawn Care	1/16/2026	Active	25153	Yard Work	4101 Stephanie Lane	4101 Stephanie Lane	Jonesboro AR	72405	(870) 219-6272	kenny1066@yahoo.com
Knowned Kings	1/15/2026	Active	25149	Peddlers/4 Month Period	4721 Wildwood Lane	4721 Wildwood Lane	Jonesboro AR	72405	(909) 237-2859	jaheimgation4@gmail.com
Landy's Professional Lawn & Landscape	1/14/2026	Active	25143	Landscaping-Gardener	Outside Jonesboro	8943 Buzbee Dr	Baton Rouge LA	70809	(225) 752-9177	mgroome@landrylandscapes.com
Made To Shine	1/5/2026	Partial	25129	Janitorial Service	4620 Kami Dr Lot 25A	4620 Kami Drive	Jonesboro AR	72404	(870) 558-9091	kj27matthews@gmail.com
Mid South Vending LLC	1/21/2026	Active	25158	Vending Mach.-Amusement	Outside City Limits	1002 County Road 414	Jonesboro AR	72404	(870) 919-5298	midsouthvend@gmail.com
Mohammad Al Nabulsi MD	1/7/2026	Active	25133	Physician	300 Carson St	St Bernards Clopton Clinic 300 Carson St	Jonesboro AR	72401	(870) 932-1198	csdavidson@sbrmc.org
Monica's Bridal LLC	1/15/2026	Active	25147	Inventory Based Businesses	2727 S Caraway Rd	14331 Hwy 115	Maynard AR	72444	(870) 393-6737	monica.aquin01@yahoo.com
Mortgage Hub LLC	1/21/2026	Active	25154	Loan Company-Personal	Outside City Limits	442 County Road 4242	Jonesboro AR	72404	(870) 926-6202	mjames.loans@gmail.com
Nacho's Flooring LLC	1/22/2026	Active	25166	Sub-Contractor	3206 Race St.	3206 Race Street	Jonesboro AR	72401	(870) 882-1749	
On The Move Transportation	1/14/2026	Active	25141	Miscellaneous Occupation	1835 Grant Ave.	1801 Grant Avenue	Jonesboro AR	72401	(870) 974-9114	g.deuter@kidspotnea.com
Precision Performance LLC	1/15/2026	Active	25148	Service Business Not Classified	1202 Falls St	1005 Lawrence St	Jonesboro AR	72405	(870) 316-8589	jerry.torres1014@gmail.com
RareVerse Creative Studio	1/21/2026	Partial	25157	Beauty & Barbe Shops-Salons	3009 Sun Avenue #D	3009 Sun Avenue #D	Jonesboro AR	72401	(310) 629-3283	crawleydakeeta@yahoo.com
The B-12 Store	1/14/2026	Partial	25145	Inventory Based Businesses	1847 Grant Ave	Summit Performance 1847 Grant Avenue	Jonesboro AR	72401	(870) 930-0324	g.deuter@kidspotnea.com
The Holy Grail Liquid Gold	1/14/2026	Active	25140	Miscellaneous Occupation	Outside Jonesboro	1853 CR 988	Lake City AR	72437	(501) 559-5411	hodgehenry1@gmail.com
Wade's Heating, Air Conditioning & Electric	1/21/2026	Active	25159	Sub-Contractor	3306 Southwest Dr. #C	2580 Harrison Street	Batesville AR	72501	(870) 393-5070	joshua@wades.me

36 Total