



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Finance & Administration Council Committee

Tuesday, May 12, 2015

4:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

3. Approval of minutes

[MIN-15:046](#) Minutes for the Finance Committee meeting on April 28, 2015

Attachments: [Minutes](#)

4. New Business

Resolutions To Be Introduced

[RES-15:060](#) A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A DEPUTY CITY CLERK POSITION TO THE CITY CLERK'S OFFICE

Sponsors: City Clerk

Attachments: [Deputy City Clerk job description](#)

[RES-15:076](#) RESOLUTION AUTHORIZING CITY OF JONESBORO MAYOR TO RELEASE THE LIEN ON PROPERTY AS DESCRIBED: LOT 4 of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by Plat recorded in Plat Cabinet "C" page 193 and subject to easements and rights of way of record.

Sponsors: Grants

Attachments: [Commitment \(AR\).pdf](#)
[JBcopier@lenderstitle.com_20150422_132008.pdf](#)

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-15:046 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 4/28/2015 **In control:** Finance & Administration Council Committee
On agenda: **Final action:**
Title: Minutes for the Finance Committee meeting on April 28, 2015
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the Finance Committee meeting on April 28, 2015



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Finance & Administration Council Committee

Tuesday, April 28, 2015

4:00 PM

Municipal Center

1. Call To Order

2. Roll Call

Mayor Perrin was not in attendance.

Present 5 - Ann Williams; John Street; Darrel Dover; Charles Coleman and Todd Burton

Absent 1 - Rennell Woods

3. Approval of minutes

MIN-15:037

Minutes for the Finance Committee meeting on April 14, 2015

Attachments: [Minutes](#)

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

Aye: 4 - Ann Williams; John Street; Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

4. New Business

Ordinances To Be Introduced

ORD-15:024

AN ORDINANCE AUTHORIZING BLUESTREAK K9, LLC TO DO BUSINESS WITH THE CITY OF JONESBORO

Sponsors: Police Department

Police Chief Rick Elliott explained they are currently in the process of purchasing a police dog from Officer Blake Bristow, who owns BlueStreak. He added this will not be an ongoing issue because they don't replace the dogs in the department very often.

Chief Financial Officer Ben Barylske added the ordinance is required by law in order for the city to purchase the dog.

A motion was made by Councilman John Street, seconded by Councilman

Todd Burton, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - Ann Williams;John Street;Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

Resolutions To Be Introduced

RES-15:070

RESOLUTION AUTHORIZING CITY OF JONESBORO MAYOR TO RELEASE THE LIEN ON PROPERTY AS DESCRIBED: LOT 3 OF BEACONS AND BRIDGES FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS REPLAT OF LOTS 6, 7, AND 8 OF WATKINS SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 193 AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Sponsors: Grants

Attachments: [Commitment \(AR\).pdf](#)
JBcopier@lenderstitle.com 20150416_102211.pdf

Grants Administrator Heather Clark stated the house is on Scott Street, north of Belt Street. She noted there are three homes on Scott Street that Beacons and Bridges built, with this being one of those homes. The house has sold, so the city is being asked to release the lien on the property.

A motion was made by Councilman John Street, seconded by Councilman Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 4 - Ann Williams;John Street;Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

6. Other Business

Councilman Street motioned, seconded by Councilwoman Williams, to place RES-15:079 on the agenda. All voted aye.

RES-15:079

A RESOLUTION TO CONTRACT WITH THE JONESBORO JETS

Sponsors: Parks & Recreation

Attachments: [Jonesboro Jetts 2015.pdf](#)

Chairman Dover explained the swim team would like to start practicing on May 15th, but the contract wouldn't be approved until May 19th if the resolution waits until the next Finance meeting, which is why it was walked on to the agenda.

A motion was made by Councilman Charles Coleman, seconded by Councilwoman Ann Williams, that this matter be Recommended to Council . The motion PASSED with the following vote:

Aye: 4 - Ann Williams;John Street;Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods

Mr. Barylske informed the committee that the city paid off the debt on April 22nd. The monthly financial reports will reflect a noticeable change due to the \$2.8 million decrease to pay off the note. He explained the General Fund budget was amended for the payment, so the Capital Improvement Fund was not impacted. He thinks there is still about \$4.7 or \$4.8 million in the Capital Improvement Fund.

Chairman Dover then questioned whether they were looking at future project for the city. Mr. Barylske answered yes, Mayor Perrin is already setting up focus groups and putting together a plan similar to one made last year. Once the information is done, they will make a presentation to the Council.

7. Public Comments

8. Adjournment

A motion was made by Councilman Todd Burton, seconded by Councilman John Street, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 4 - Ann Williams; John Street; Charles Coleman and Todd Burton

Absent: 1 - Rennell Woods



Legislation Details (With Text)

File #:	RES-15:060	Version:	1	Name:	Amend salary plan to add Deputy City Clerk position to City Clerk's Office
Type:	Resolution	Status:		Status:	To Be Introduced
File created:	4/7/2015	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:		Final action:	
Title:	A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A DEPUTY CITY CLERK POSITION TO THE CITY CLERK'S OFFICE				
Sponsors:	City Clerk				
Indexes:	Position - creation/amendment				
Code sections:					
Attachments:	Deputy City Clerk job description				

Date	Ver.	Action By	Action	Result
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A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A DEPUTY CITY CLERK POSITION TO THE CITY CLERK'S OFFICE
WHEREAS, RES-09:201 adopted the City Salary & Administration Plan; and

WHEREAS, it is recommended by the Finance Committee, to ensure sufficient staffing in the City Clerk's Office that the position of Deputy City Clerk, Grade 125, with a salary range of \$61,207 - \$76,509 - \$91,811 be added to the Salary & Administration Plan.

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

SECTION 1: The City Salary & Administration Plan is amended by the addition of a Deputy City Clerk position to the City Clerk's Office.

CITY OF JONESBORO

Deputy City Clerk

Job Description

Exempt: Yes
Department: City Clerk
Reports To: City Clerk
Location: 300 S. Church Street Jonesboro, AR Room 105A
Date Prepared: March 23, 2015
Date Revised: April 03, 2015

GENERAL DESCRIPTION OF POSITION

To support the Office of City Clerk, fulfilling the duties as prescribed by law.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Administrator for Legistar software, and Granicus hardware. This duty is performed weekly.
2. Trains city employees from each department on Legistar software, troubleshoots for every department. This duty is performed daily.
3. Create and maintain City Clerk web site. This duty is performed monthly.
4. Budget preparation, Reconciliation of Accounts. This duty is performed monthly.
5. Agenda preparation, notification and distribution. This duty is performed weekly.
6. Preparation of minutes, resolutions, ordinances, and contracts for execution by the Mayor and City Clerk. This duty is performed weekly.
7. Maintains property deeds, cemetery plots, plats, videos and contracts. This duty is performed weekly.
8. Assist citizens on the proper process for zoning changes, abandonment, Technical Codes etc. This duty is performed daily.
9. Maintains appointments for City Boards and Commissions. This duty is performed monthly.
10. Assists with the codification of the Jonesboro Code of Ordinances. This duty is performed monthly.
11. Handles legal publications. This duty is performed weekly.
12. Maintains office equipment and supplies. This duty is performed monthly.
13. Supervisor of one or more employees. This duty is performed daily.
14. Assists other city departments with research of city documentation. This duty is performed daily.

15. Perform any other related duties as required or assigned.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty mentioned satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

EDUCATION AND EXPERIENCE

Broad knowledge of such fields as accounting, marketing, business administration, finance, etc. Equivalent to a four year college degree, plus 6 years related experience and/or training, and 12 to 18 months related management experience, or equivalent combination of education and experience.

COMMUNICATION SKILLS

Ability to read, analyze, and understand the most complex documents; Ability to respond effectively to the most sensitive inquiries or complaints; Ability to write speeches and articles using original or innovative techniques or style; Ability to make effective and persuasive speeches and presentations on controversial or complex topics to top management, public groups, and/or boards of directors.

MATHEMATICAL SKILLS

Ability to calculate figures and amounts such as discounts, interest, commissions, proportions, percentages, area, circumference, and volume. Ability to apply concepts such as fractions, ratios, and proportions to practical situations.

CRITICAL THINKING SKILLS

Ability to apply principles of logical or scientific thinking to a wide range of intellectual and practical problems. Ability to deal with nonverbal, logical or scientific symbolism such as formulas, scientific equations, and graphs. Ability to deal with a variety of abstract and concrete variables.

REQUIRED CERTIFICATES, LICENSES, REGISTRATIONS

Not indicated.

PREFERRED CERTIFICATES, LICENSES, REGISTRATIONS

ACCRT, IIMCM, AML Certifications

SOFTWARE SKILLS REQUIRED

Advanced: Database, Other, Word Processing/Typing

Intermediate: 10-Key, Accounting, Alphanumeric Data Entry, Contact Management, Human Resources Systems, Payroll Systems, Presentation/PowerPoint, Programming Languages, Spreadsheet

INITIATIVE AND INGENUITY

SUPERVISION RECEIVED

Under general direction, working from policies and general directives. Rarely refers specific cases to supervisor unless clarification or interpretation of the organization's policy is required.

PLANNING

Considerable responsibility with regard to general assignments in planning time, method,

manner, and/or sequence of performance of own work, in addition, the organization and delegation of work operations for a group of employees engaged in widely diversified activities.

DECISION MAKING

Performs work operations which permit frequent opportunity for decision-making of major importance which would have considerable effect on the final attainment of multiple major activities and the organization's projects of a large organization component and organization's clientele. Organization's final decision maker and authority.

MENTAL DEMAND

Highly intense mental demand. Continual involvement with strategic and operational management functions which relate to both the short-term and long-term time periods.

ANALYTICAL ABILITY / PROBLEM SOLVING

Oversight. Activities covered by expansive policies and objectives, and oversight as to execution and review. High order of analytical, interpretative, and constructive thinking in varied situations covering multiple areas of the organization.

RESPONSIBILITY FOR WORK OF OTHERS

Carries out supervisory responsibilities in accordance with the organization's policies and applicable laws. Responsibilities may include but not limited to interviewing, hiring and training employees; planning, assigning and directing work; appraising performance, rewarding and disciplining employees; addressing complaints and resolving problems.

Supervises a small group (1-3) of employees in the same or lower classification. Assigns and checks work; assists and instructs as required, but performs same work as those supervised, or closely related work, most of the time. Content of the work supervised is of a non-technical nature and does not vary in complexity to any great degree.

Supervises the following departments:

RESPONSIBILITY FOR FUNDS, PROPERTY and EQUIPMENT

Regularly responsible for funds, building premises, inventory, or other property owned or leased by the organization and, in addition, may have temporary custody and responsibility of property, which through carelessness, error, loss, theft, misappropriation, or similar action would result in very important monetary losses to the organization. The total value for the above range from \$10,000,000 to \$25,000,000.

ACCURACY

Probable errors would normally not be detected in succeeding operations and would definitely have serious effects in relationships with patrons and/or with the operations of other segments of the organization. Frequent possibilities of error would exist at all times, since the above mentioned areas are inherent in the job.

ACCOUNTABILITY

FREEDOM TO ACT

Moderately directed. Freedom to act is given by upper level management guided by general policies and objectives that are reviewed by top management.

ANNUAL MONETARY IMPACT

The amount of annual dollars generated based on the job's essential duties / responsibilities. Examples would include direct dollar generation, departmental budget, proper handling of organization funds, expense control, savings from new techniques or reduction in manpower.

Enormous. Job creates a monetary impact for the organization that would exceed \$100mm.

IMPACT ON END RESULTS

Major impact. Job has a considerable impact on the organization's end results. A high level of accountability to generate, manage, and/or control funds within a department and/or total organization.

PUBLIC CONTACT

Extensive contacts with various diversified sectors of the public environment; wherein, the contacts are of extreme importance and failure to exercise proper judgment can lead to substantial losses to the organization.

EMPLOYEE CONTACT

Establishes company culture by setting tone of interactions and communication with senior level internal officials and employees throughout the organization.

USE OF MACHINES, EQUIPMENT AND/OR COMPUTERS

Computer software programming, level ii technician support, project management; system analyst and comprehensive computer software support/help and/or web site development and connectivity.

WORKING CONDITIONS

Periodically exposed to such elements as noise, intermittent standing, walking, occasionally pushing, carrying, or lifting; but none are present to the extent of being disagreeable.

ENVIRONMENTAL CONDITIONS

The following work environment characteristics described here are representative of those an employee encounters while performing essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the functions of this job, the employee is occasionally exposed to fumes or airborne particles, outdoor weather conditions. The noise level in the work environment is usually moderate.

PHYSICAL ACTIVITIES

The following physical activities described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions and expectations.

Highly repetitive, low physical. Highly repetitive type of work which requires concentration in the performance of tasks for consistent time cycles as prescribed by the tasks.

While performing the functions of this job, the employee is continuously required to talk or hear; regularly required to stand, walk; and frequently required to sit, use hands to finger, handle, or feel, reach with hands and arms; occasionally required to climb or balance, stoop, kneel, crouch, or crawl, taste or smell. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision; distance vision; color vision; peripheral vision; depth perception; and ability to adjust focus.

ADDITIONAL INFORMATION

Not indicated.



Legislation Details (With Text)

File #:	RES-15:076	Version:	1	Name:	Release of lien on Lot 4 of Beacons and Bridges First Addition
Type:	Resolution	Status:		Status:	To Be Introduced
File created:	4/28/2015	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:		Final action:	
Title:	RESOLUTION AUTHORIZING CITY OF JONESBORO MAYOR TO RELEASE THE LIEN ON PROPERTY AS DESCRIBED: LOT 4 of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by Plat recorded in Plat Cabinet "C" page 193 and subject to easements and rights of way of record.				
Sponsors:	Grants				
Indexes:	Property liens				
Code sections:					
Attachments:	Commitment (AR).pdf JBcopier@lenderstitle.com 20150422_132008.pdf				

Date	Ver.	Action By	Action	Result
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RESOLUTION AUTHORIZING CITY OF JONESBORO MAYOR TO RELEASE THE LIEN ON PROPERTY AS DESCRIBED: LOT 4 of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by Plat recorded in Plat Cabinet "C" page 193 and subject to easements and rights of way of record.

WHEREAS, the City of Jonesboro placed a lien on said property August 6, 2007 to enforce requirements set forth by HUD federal guidelines for property acquisition; and

WHEREAS, said property was purchased for Beacons and Bridges utilizing CDBG funds; and

WHEREAS, said property was to be utilized by Beacons and Bridges to construct new homes and sold to low income residents; and

WHEREAS, a single family home was constructed and now has been sold according to HUD requirements.

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

Section 1: The Mayor of Jonesboro, Arkansas is now authorized to release the lien on said property described here; and

Section 2: The Mayor and City Clerk of Jonesboro, Arkansas are authorized to execute any and all documents necessary to effectuate the release of said lien.

Lenders Title Company

Authorized Agent
for
Old Republic National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters that are not covered under the terms of the title insurance policy and should be carefully considered.

This report is a written representation as to the condition of title for purposes of providing title insurance and lists all liens, defects, and encumbrances filed of record within the last thirty (30) years that have not been released of record or that are not statutorily expired.

No title insurance agent or any other person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to the property described in the title commitment.

SCHEDULE A

Date Issued: **April 20, 2015, 11:00 am**
Commitment No: **15-068391-300**
Effective Date: **March 23, 2015, 07:30 am**

Prepared For: **Arkansas Development Finance Authority**

- | | | |
|-----|---|----------------------|
| 1. | The policy or policies to be issued are: | POLICY AMOUNT |
| (a) | ALTA Owner's Policy - 06-17-06
Proposed Insured: Barbara Moody | \$74,900.00 |
| (b) | ALTA Loan Policy - 06-17-06
Proposed Insured: Arkansas Development Finance Authority, its respective successors and assigns as their interests may appear | \$74,900.00 |
| | Proposed Borrower: Barbara Moody | |
2. The Estate or interest in the land described or referred to in this Commitment and covered herein is a **Fee Simple**.
3. Title to said estate or interest in said land is at the effective date hereof of record in:
Arkansas Development Finance Authority

**Old Republic National Title Insurance
Company**

**This commitment is invalid unless the
Insuring provisions and Schedules A
& B are attached.**

Countersigned
Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401
870-935-7410
Arkansas Title Agency License No. 100111646

Toni M. Moskop

By: Toni Machelles Moskop
Title Agent License No.: 9895421

4. The land referred to in this Commitment is located in the County of Craighead, State of Arkansas and described as follows:

Lot 4 of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by Plat recorded in Plat Cabinet "C" page 193 and subject to easements and rights of way of record.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I

Commitment No: **15-068391-300**

Effective Date: **March 23, 2015**

I. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. **Furnish executed Owner's Disclosure & Agreement.**
4. **Payment of the General Taxes for the year 2014. (Parcel Number 1-144083-14301)**
5. **Satisfaction and Release of a Mortgage executed by Beacons and Bridges, Inc. in favor of The City of Jonesboro, Department of Community Development, dated March 27, 2007 in the original amount of \$25,290.00 and recorded on April 6, 2007 in Mortgage Record 1273 Page 584 in the records of Jonesboro, Craighead County, Arkansas.**
6. **Payment and release of record of judgment lien against Beacons & Bridges Inc. in favor of the Department of Workforce Services, dated March 24, 2011, in the original amount of \$13,157.84, plus all costs, fees, penalties and interest and recorded on March 30, 2011 in Document Number JB2011J-000602 in the records of Jonesboro, Craighead County, Arkansas.**
7. **Payment and release of record of judgment lien against Beacons & Bridges Inc. in favor of the Department of Workforce Services, dated April 13, 2012, in the original amount of \$4,772.15, plus all costs, fees, penalties and interest and recorded on July 5, 2012 in Document Number JB2012J-002482 in the records of Jonesboro, Craighead County, Arkansas.**
8. **Warranty Deed from the Arkansas Development Finance Authority vesting fee simple title in Barbara Moody.**
9. **Mortgage (deed of trust) from Barbara Moody (and spouse, if married) to Arkansas Development Finance Authority.**

NOTE: The instruments required by this commitment must be executed by the properly identified and authorized parties to this transaction. Any variance requires underwriting approval by the Company prior to closing.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II

Commitment No: **15-068391-300**

Effective Date: **March 23, 2015**

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Standard Exception:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
 - (d) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 3. Special Exceptions:
 - (a) **Building setback lines and easements, as shown on plat of record in Plat Cabinet "C" Page 193 in the records of Jonesboro, Craighead County, Arkansas.**
 - (b) **Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Dedication Deed recorded in Deed Record 161 Page 601 in the records of Jonesboro, Craighead County, Arkansas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.**
 - (c) **Taxes and assessments for the year 2015 and thereafter, plus any penalties and interest which may accrue.**
 - (d) **Loss arising from any security interests evidenced by financing statements filed of record with the Circuit Clerk of Craighead County, Arkansas or the Secretary of State of Arkansas as of the effective date hereof under the Uniform Commercial Code.**
 - (e) **Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.**
 - (f) **Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes.**

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-935-6548

File Number: 15-068391-300

Approved as to form by:
J. Mark Spradley, Attorney-at-Law
Transactional data completed by Lenders Title
Company

FOR RECORDER'S USE ONLY

PARTIAL RELEASE DEED
(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That The City of Jonesboro, Department of Community Development, a corporation organized under the laws of the State of Arkansas and doing business under and by virtue of the laws of the State of Arkansas, in consideration of the partial payment of the indebtedness mentioned in that certain mortgage dated March 27, 2007, and recorded April 6, 2007, in Book 1273 at Page 584 in the Recorder's office in and for Craighead County, Arkansas, said indebtedness originally having been owed by Beacons and Bridges, Inc. to The City of Jonesboro, Department of Community Development and secured by a lien on the following property located in Craighead County, Arkansas:

Lot 4 of Beacons and Bridges First Addition to the City of Jonesboro, Craighead County, Arkansas, Replat of Lots 6, 7, and 8 of Watkins Subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, as shown by Plat recorded in Plat Cabinet "C" page 193 and subject to easements and rights of way of record.

THIS INSTRUMENT IS GIVEN TO RELEASE ONLY THAT PROPERTY SPECIFICALLY DESCRIBED ABOVE AND DOES NOT RELEASE ANY OTHER PROPERTY DESCRIBED IN THE MORTGAGE OR OTHERWISE.

Said lien on the above described property is hereby released and discharged in full this _____ day of April, 2015.

IN TESTIMONY WHEREOF, said The City of Jonesboro, Department of Community Development by its Mayor and City Clerk, who are duly authorized by its By-Laws and by proper resolution of the Board of Directors, have hereunto signed its Corporate name and affixed its Corporate seal on this _____ day of April, 2015.

**The City of Jonesboro, Department of
Community Development**

By: Harold Perrin, Mayor

Attest: Donna Jackson, City Clerk

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)
COUNTY OF CRAIGHEAD) SS.

On this _____ day of April, 2015, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and City Clerk of The City of Jonesboro, Department of Community Development, a corporation, and are duly authorized in their capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said 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 _____ day of April, 2015.

Notary Public

My commission Expires:
