



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Council Agenda City Council

---

Monday, October 1, 2012

6:30 PM

Huntington Building

---

### **PUBLIC WORKS COMMITTEE MEETING AT 5:30 P.M.**

*City Council Chambers, Huntington Building*

### **PUBLIC HEARING AT 6:15 P.M.**

*Regarding an abandonment of a portion of an existing drainage easement as requested by NEA Baptist Memorial Hospital*

### **PUBLIC HEARING AT 6:20 P.M.**

*Regarding the abandonment of a portion of a gas easement located at Parkwood and Stadium Blvd as requested by Mike Ebbert*

### **1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.**

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

### **3. ROLL CALL BY CITY CLERK DONNA JACKSON**

### **4. SPECIAL PRESENTATIONS**

### **5. CONSENT AGENDA**

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

**MIN-12:077** Minutes for the City Council meeting on September 18, 2012

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

**RES-12:163** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).

**Sponsors:** Mayor's Office

**Legislative History**

9/25/12	Finance & Administration	Recommended to Council
	Council Committee	

**RES-12:168** RESOLUTION APPROVING A CONTRACT FOR THE INSTALLATION OF

EMERGENCY GENERATORS AT THE HARLAN HENRY SENIOR CITIZENS' CENTER.

**Sponsors:** Grants and Building Maintenance

**Attachments:** [All bids](#)

[Bid Sheet](#)

[Dept Justification for bid](#)

[Accepted Bid](#)

**Legislative History**

9/25/12	Finance & Administration Council Committee	Recommended to Council
---------	---	------------------------

**RES-12:170** A RESOLUTION TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE PURPOSE OF CREATING A COMPUTER TECHNICIAN I AND A SENIOR COMPUTER TECHNICIAN

**Sponsors:** Information Systems

**Attachments:** [Sr. Computer Tech](#)

[Computer Tech I](#)

**Legislative History**

9/25/12	Finance & Administration Council Committee	Recommended to Council
---------	---	------------------------

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

**ORD-12:052** AN ORDINANCE TO AMEND THE 2012 ANNUAL BUDGET KNOWN AS ORDINANCE NUMBER O-EN-072-2012 FOR THE PURPOSE OF CREATING A POLICE LIEUTENANT POSITION IN THE JONESBORO POLICE DEPARTMENT; FOR THE APPROPRIATION OF FUNDS; AND DECLARING AN EMERGENCY FOR THE CONTINUITY OF SERVICES IN THE POLICE DEPARTMENT AND CODE ENFORCEMENT.

**Sponsors:** Police Department and Human Resources

*EMERGENCY CLAUSE*

**Legislative History**

9/25/12	Finance & Administration Council Committee	Recommended to Council
---------	---	------------------------

**ORD-12:053** AN ORDINANCE TRANSFERRING ADMINISTRATION OF RETIREMENT COVERAGE FOR ELIGIBLE MEMBERS OF THE JONESBORO POLICE PENSION AND RELIEF FUND TO THE ARKANSAS LOCAL POLICE AND FIRE RETIREMENT SYSTEM (LOPFI) AND AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN IRREVOCABLE AGREEMENT WITH LOPFI.

**Sponsors:** Finance

**Attachments:** [lopfi res and agreement](#)

[Supporting information](#)

*EMERGENCY CLAUSE*

Legislative History

9/25/12 Finance & Administration Recommended to Council  
Council Committee

ORD-12:054 AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A GAS EASEMENT FOR THE PURPOSE OF THE RE-ALIGNMENT OF THE EASEMENT FOR PROPERTY LOCATED AT THE CORNER OF PARKWOOD AND STADIUM AS REQUESTED BY MIKE EBBERT

Attachments: [Abandonment information](#)  
[Engineering Letter](#)  
[Petition](#)  
[Planning Letter](#)  
[Plat](#)  
[Utility letters](#)

EMERGENCY CLAUSE

ORD-12:055 AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A 20' PUBLIC DRAINAGE EASEMENT FOR THE PURPOSE OF THE RE-ALIGNMENT OF THE EASEMENT AS REQUESTED BY NEA BAPTIST HOSPITAL

Attachments: [Engineering Letter](#)  
[Petition to Vacate](#)  
[Planning Letter](#)  
[Revised Drainage Easement NEA Baptist Jonesboro](#)  
[Signed Easement Plat \(1 of 2\)](#)  
[Signed Easement Plat \(2 of 2\)](#)  
[Vacation Letter](#)

**7. UNFINISHED BUSINESS***ORDINANCES ON SECOND READING*

ORD-12:050 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO R-8 LUO FOR PROPERTY LOCATED ON AGGIE ROAD AS REQUESTED BY DEAN TYRER

Attachments: [Plat](#)  
[MAPC Report](#)  
[Maps](#)  
[Lot Layout](#)

Legislative History

9/18/12 City Council Held at one reading

*ORDINANCES ON THIRD READING*

[ORD-12:051](#) AN ORDINANCE AMENDING CHAPTER 117 THE ZONING ORDINANCE TO REZONE FROM R-2A (LU-O) TO RM-12 (LU-O) CERTAIN PROPERTY OF (PARKER ANNEX) AS REQUESTED BY BOB HARRISON

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

**Legislative History**

9/18/12            City Council    Waive Second Reading

**8. MAYOR'S REPORTS**

**9. CITY COUNCIL REPORTS**

**10. PUBLIC COMMENTS**

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

**11. ADJOURNMENT**



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

---

**File #:** MIN-12:077    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 9/24/2012    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Minutes for the City Council meeting on September 18, 2012  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

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

title  
Minutes for the City Council meeting on September 18, 2012



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes City Council

---

Tuesday, September 18, 2012

6:30 PM

Huntington Building

---

### PUBLIC SAFETY COMMITTEE MEETING AT 5:30 P.M.

#### 1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL BY CITY CLERK DONNA JACKSON

**Present** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent** 3 - Ann Williams; Mitch Johnson and Mikel Fears

#### 4. SPECIAL PRESENTATIONS

**COM-12:066** Proclamation by Mayor Perrin to Katie Neilson and Alyssa Blakeney for winning gold in the Scholastic Art and Writing Awards

**Sponsors:** Mayor's Office

*Mayor Perrin presented a proclamation to Ms. Neilson and Ms. Blakeney for their achievements.*

**This item was Read.**

**COM-12:067** Proclamation for Pink for the Cure Day presented to Jane McDaniel

**Sponsors:** Mayor's Office

*Mayor Perrin presented the proclamation to Ms. Jane McDaniel. He proclaimed October 5, 2012, will be Go Pink for the Cure Day in support of the Susan G. Komen Foundation. Ms. McDaniel noted on October 5th St. Bernard's will have their mobile mammography unit at Temple Baptist Church and will be giving free mammograms to uninsured women. She encouraged all eligible women to attend.*

**This item was Read.**

#### 5. CONSENT AGENDA

*Approval of the Consent Agenda*

**A motion was made by Councilman Chris Moore, seconded by Councilman**

**John Street, to Approve the Consent Agenda.**A motion was made that these files be approved by consent voice vote

**Aye:** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams; Mitch Johnson and Mikel Fears

**MIN-12:073** Minutes for the City Council meeting on September 4, 2012

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

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

**RES-12:142** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM GEORGE WILLIAMSON FOR MAINTENANCE OF AN EXISTING PUBLIC STREET AND DRAINAGE CHANNEL, AND TO CONSTRUCT A MULTI-USE TRAIL

**Sponsors:** Engineering

**Attachments:** [Dedication Deed.pdf](#)

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

Enactment No: R-EN-140-2012

**RES-12:145** RESOLUTION AUTHORIZING A CONTRACT WITH BARRE LANDSCAPE CONSTRUCTION AND THE CITY OF JONESBORO

**Sponsors:** Parks & Recreation

**Attachments:** [Contract with Barre Landscape](#)  
[Bid Barre Construction Lewellen Playground](#)  
[barre cert of insurance](#)

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

Enactment No: R-EN-141-2012

**RES-12:146** A RESOLUTION TO CONTRACT WITH WINGS TO GO FOR SPONSORSHIP OF A OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

**Sponsors:** Parks & Recreation

**Attachments:** [Wings to Go](#)

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

Enactment No: R-EN-142-2012

**RES-12:149** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A LEASE AGREEMENT WITH SOUTHWEST CHURCH OF CHRIST

**Sponsors:** Mayor's Office

**Attachments:**     [Southwest Church of Christ Lease](#)

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

Enactment No: R-EN-143-2012

**RES-12:150**     RESOLUTION TO APPOINT RON MILLER TO THE CIVIL SERVICE COMMISSION TO FILL THE UNEXPIRED TERM OF DENNIS ZOLPER WITH AN EXPIRATION DATE OF APRIL 1, 2018

**Sponsors:**     Mayor's Office

**Attachments:**     [Zolper Resignation Letter](#)

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

Enactment No: R-EN-144-2012

**RES-12:152**     RESOLUTION TO MAKE APPOINTMENTS/REAPPOINTMENTS TO THE CRAIGHEAD COUNTY SOLID WASTE DISPOSAL AUTHORITY AND THE STORMWATER MANAGEMENT BOARD

**Sponsors:**     Mayor's Office

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

Enactment No: R-EN-145-2012

**RES-12:154**     A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR PLAT OF CONSOLIDATION SOUTHERN BANK, A COMMERCIAL DEVELOPMENT

**Sponsors:**     Engineering

**Attachments:**     [Maintenance Agreement.pdf](#)

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

Enactment No: R-EN-146-2012

**RES-12:157**     A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR BARRINGTON PARK, PHASE 6, A RESIDENTIAL SUBDIVISION

**Sponsors:**     Engineering

**Attachments:**     [Maintenance Agreement.pdf](#)

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

Enactment No: R-EN-147-2012

**RES-12:158**     A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO AN AGREEMENT WITH FISHER & ARNOLD, INC. TO PERFORM PROFESSIONAL SERVICES

**Sponsors:**     Parks & Recreation



**Attachments:** [jonesboro campbell park revised](#)

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

Enactment No: R-EN-148-2012

**RES-12:159** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH LAKESIDE CONTRACTORS, LLC FOR THE KITCHEN COURT DRAINAGE IMPROVEMENTS PROJECT

**Sponsors:** Engineering

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

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

Enactment No: R-EN-149-2012

**RES-12:160** RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO CONTRACT WITH BRACKETT KRENNERICH ARCHITECTS FOR THE EARL BELL SHOWER AND BATHROOM RENOVATIONS FOR DISASTER RELIEF PREPAREDNESS

**Sponsors:** Parks & Recreation

**Attachments:** [Brackett Krennerich Contract Earl Bell Ike Grant](#)

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

Enactment No: R-EN-150-2012

**RES-12:161** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH GILLIS, INC. FOR THE TURTLE CREEK GREENWAY PHASE I SECTION VI PROJECT

**Sponsors:** Grants, Parks & Recreation and Engineering

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

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

Enactment No: R-EN-151-2012

**RES-12:162** A RESOLUTION TO THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND CITY CLERK TO SELL PROPERTY LOCATED AT 4216 STADIUM BOULEVARD

**Sponsors:** Mayor's Office

**Attachments:** [Offer and Acceptance.pdf](#)

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

Enactment No: R-EN-152-2012

**RES-12:164** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR REPLAT OF VALLEY VIEW SCHOOLS, 1ST ADD., A COMMERCIAL DEVELOPMENT

**Sponsors:** Engineering

**Attachments:** [Maintenance Agreement.pdf](#)

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

Enactment No: R-EN-153-2012

**6. NEW BUSINESS**

*ORDINANCES ON FIRST READING*

**ORD-12:048** AN ORDINANCE TO AMEND ORD-06:112 TO CORRECT LEGAL DESCRIPTION

**Sponsors:** Engineering

**Attachments:** [Revised Survey.pdf](#)

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

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

**A motion was made by Councilman John Street, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams; Mitch Johnson and Mikel Fears

Enactment No: O-EN-038-2012

**ORD-12:050** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO R-8 LUO FOR PROPERTY LOCATED ON AGGIE ROAD AS REQUESTED BY DEAN TYRER

**Attachments:** [Plat](#)  
[MAPC Report](#)  
[Maps](#)  
[Lot Layout](#)

*Councilman Street offered the ordinance for first reading by title only for the purpose of allowing it on the agenda.*

*Attorney Jim Lyons, representing Dr. Tyrer, discussed the rezoning. He noted RS-8 is a new classification that is available for single-family lots. The difference between R-1 and RS-8 is smaller lots in RS-8. Meadowview Trailer Park is on the west, with R-1, R-3 and I-2 zonings around it. He stated due to the shape of the property and the different zonings surrounding it they feel it is appropriate to rezone it to RS-8. He*

further discussed the RS-8 zoning and the stipulations by the MAPC. The proposed configuration is for 160 lots, which was also a limitation set by MAPC. He further stated the report by City Planner Otis Spriggs indicated this is an appropriate rezoning for single-family homes with small lots in order to build starter homes with lower prices. Councilman Dover questioned how many homes could be built if the zoning stays R-1. Mr. Lyons answered almost as many homes could be built on the property as with the RS-8, but he could not say exactly how many homes due to the configuration of the property. He estimated possibly 15 less homes with R-1. Mr. Lyons then explained that the homes will typically be built with two bedrooms and one bathroom to accommodate younger families. There may not be many families living there with children of driving age, so the traffic shouldn't be affected too much with the additional homes due to the RS-8 zoning. If the zoning stays R-1, it would be likely there would be more than two cars at some of the homes which would impact the traffic more.

Councilman Moore asked if there are any other differences between R-1 and RS-8 zonings. Mr. Lyons explained the lot sizes are smaller with RS-8 and out buildings are not allowed. Those are the two main differences.

Engineer George Hamman explained the land is odd-shaped and has several different zonings. He referred to Mr. Spriggs' report which stated this property would be a good "transitional zone" between R-1, a trailer park and the airport. He also noted this land has been listed as R-1 property for several years and the owner has not had any offers, so the R-1 zoning is not marketable.

Councilman Coleman asked whether the setback as recommended by MAPC will be by the railroad tracks. Mr. Hamman stated the setback will be by the land to the east.

Councilman Moore asked that the ordinance be held at one reading.

A representative of B&G Land Company and B&J Development Company explained they prefer the tracts to stay R-1. He then discussed the setback as recommended by the MAPC. He stated when MAPC Commissioner Kelton discussed that condition with Mr. Hamman, his concern was due to the individuals in Prospect Farms, which would be on the other side of the setback. The setback was to maintain the transition between this tract and the R-1 to the east. He then noted that while the setback protects current homeowners, it does not help future owners that will be on the currently undeveloped residential surrounding property. He stated B&G and B&J asked that the 25 foot setback be required around the development where it borders R-1 land. They also asked the 60 foot R-1 minimum width requirement should also apply to those lots on the borders. He further explained it is all about transition and the current R-1 homeowners should not bear the burden; rather, the burden should be on the land that is being developed. He then noted the trailer park sits on R-1 zoned land, so if the trailer park ceased to exist then the land would go back to R-1 and will have to be developed that way. RS-8 zoning would be spot zoning in the middle of R-1 zoning. Councilman McCall stated he appreciated those comments because they hadn't even heard that information from the City Planner.

Mr. Todd Burton, 4303 Cypress Springs Road, spoke in opposition to the rezoning. He explained he, along with other property owners in the neighborhood, have concerns about the density. He noted the RS-8 zoning is not used very often. He stated he would like to know how many homes would be built under the other residential zonings. He further explained they already have a high density, so there is a lot of concern about putting in more high density developments.

Councilman Vance noted the R-1, R-2 and R-3 zonings were the old zoning

classifications. The RS-8 classification is new, which is a single-family classification. He added when the mass annexation happened in the past, all of the properties that weren't zoned were zoned as R-1. He explained those factors may be leading to some confusion.

Mr. Burton stated that if you compare this rezoning to the Gossett rezoning that was denied by the Council in the past few weeks, this rezoning has a higher density of people with it than the Gossett rezoning did. He then questioned who is the one who makes sure these rezonings follow the stipulations that are put on the property. He noted they are not arguing with apartments or trailers in their area; rather, their concern is the density.

Mayor Perrin noted the rezoning is being held to one reading as requested by Councilman Moore. Councilman Dover added that if a rezoning is held at one reading then it will be read over three readings now. Mayor Perrin agreed. Councilman Moore clarified if a rezoning is only read once it will have to be read at three different meetings.

**This ordinance was Held at one reading.**

**ORD-12:051**

AN ORDINANCE AMENDING CHAPTER 117 THE ZONING ORDINANCE TO REZONE FROM R-2A (LU-O) TO RM-12 (LU-O) CERTAIN PROPERTY OF (PARKER ANNEX) AS REQUESTED BY BOB HARRISON

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

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

Councilman Dover asked if there was any opposition. Mr. Spriggs answered no.

**A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Moore, that this matter be Waive Second Reading . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams; Mitch Johnson and Mikel Fears

### RESOLUTIONS TO BE INTRODUCED

#### Rescheduling next Council meeting

Mayor Perrin noted the next Council meeting is going to be held on October 2, which is the night of the Chamber of Commerce banquet and National Night Out. He asked for the meeting to be reschedule. Councilman Moore motioned, seconded by Councilman Vance, to reschedule the next Council meeting for October 1, 2012. All voted aye.

**RES-12:166**

RESOLUTION TO SET A PUBLIC HEARING REGARDING THE VACATING OF A PORTION OF AND EXISTING DRAINAGE EASEMENT BY THE JONESBORO CITY COUNCIL AS REQUESTED BY NEA BAPTIST

**Attachments:** [Petition to Vacate](#)  
[Revised Drainage Easement NEA Baptist Jonesboro](#)  
[Vacation Letter](#)  
[Signed Easement Plat \(1 of 2\)](#)  
[Signed Easement Plat \(2 of 2\)](#)  
[Planning Letter](#)  
[Engineering Letter](#)

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

**Aye:** 9 - Darrel Dover;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams;Mitch Johnson and Mikel Fears

Enactment No: R-EN-154-2012

**RES-12:167** RESOLUTION TO SET A PUBLIC HEARING REGARDING THE VACATING OF A PORTION OF AND EXISTING GAS EASEMENT BY THE JONESBORO CITY COUNCIL AS REQUESTED BY MIKE EBBERT

**Attachments:** [Exhibit A](#)  
[Plat](#)  
[Utility letters](#)  
[Planning Letter](#)  
[Petition](#)  
[Engineering Letter](#)

**A motion was made by Councilman John Street, seconded by Councilman Tim McCall, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams;Mitch Johnson and Mikel Fears

Enactment No: R-EN-155-2012

## **7. UNFINISHED BUSINESS**

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

*Mayor Perrin reported on the following items:*

*Tomorrow he and City Clerk Donna Jackson will be closing on the sale of the old Fire Station #4 on Stadium to Consolidated Youth. The City will be collecting \$178,000.*

*The City has a booth at the fair in anticipation of raising funds for the Miracle Field.*

*He will hold a Building Facilities Committee meeting in two weeks to discuss the YMCA building in order to make recommendations. They will also discuss other real estate that can be sold, depending on what the committee says.*

*He asked for Ms. Sharon Turman to make a presentation at the next Council meeting*

regarding the Miracle Field. They are raising funds and going to corporations for naming rights.

Last week, he, along with Chief Financial Officer Ben Barylske and Grants Administrator Heather Clements flew to Washington D.C. and met with agencies the City receives grant funding from. The City received approval for the JAG grant for equipment for the police cars. They also discussed a \$600,000 grant to be used in conjunction with the North Jonesboro Initiative. They have also received an email from the Department of Human Services notifying the City of a grant in the amount of \$106,400. Thirteen part-time employees will be hired with that money to help with the North Jonesboro Initiative. He further discussed their trip to Washington.

He stated he would like to schedule a meeting between the City Council and the MAPC. He would like to have an agenda made up of whatever the Council and MAPC request in order to discuss concerns or issues and to be a learning process. He'd like to hold the meeting in the next two to three weeks. He'll be sending out a notice to schedule the meeting.

Over 1,300 kids were playing soccer last weekend. 290 kids participate in football with another 270 playing flag football.

Bridge Street bridge is on time and should be done about November 8. An electrical company is looking into putting the lights back on the side of the bridge.

**COM-12:068**

Maps of recent, in progress and proposed intersection improvements for the City

**Sponsors:** Mayor's Office

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

Mayor Perrin stated these maps were discussed during his trip to Washington D.C. recently. He has been working with MPO to identify improvements that need to be made. Estimated cost will be \$150 million, which means they will have to find sources of revenue to fund those improvements.

**This item was Read.**

**9. CITY COUNCIL REPORTS**

Councilman Street questioned whether there is any plan by the railroad company to improve the crossing at Fisher Street due to the nails sticking up out of the rails and the other hazards. Mayor Perrin stated he met with the railroad companies and they are waiting to receive a letter from the railroad companies regarding possible alternatives.

Councilman Street then questioned when the Council would be receiving the Jonesboro Comprehensive Housing Study to review it. Mr. Spriggs explained the Comprehensive Housing Study and the Strategic Plan are both pending. They will be adopted by reference when the comprehensive plan is adopted. They will be holding public meetings in October and hope to have the plans to Council by November. Councilman Street stated he wants to be sure the Council will get the plans in enough time to review it. He added he does not want to get the plan one day and then be asked to pass it the next because there are areas that he has concerns about. Mr. Spriggs noted the plan is currently available on the website via the home page of [www.jonesboro.org](http://www.jonesboro.org) under the Vision 2030 link. He explained the Mayor has put together a specific board to handle those plans. That board will be coming to the City

Council with recommendations as to implementation. Councilman Street then asked if the plans will be presented to the Homebuilder's Association for their comments. Mr. Spriggs answered there are individuals on the committee that are representatives of the association. Mayor Perrin added the administration has plans to hold at least two, maybe three public hearings before it reaches City Council. He noted he has already received some comments and will make sure the Council will have enough time to review it before being asked to adopt it.

Councilman McCall thanked the administration for holding hearings before adopting the housing plans. He added he has received calls regarding housing concerns and there is some confusion that the City isn't consistent with planning. He also referred to the upcoming BBQ Fest and noted they have already signed up as many participants as last year. He stated they have two weeks to go before the registration deadline.

Councilman Moore stated a few months ago they were presented a report by the crime analyst that showed disproportionate use of calls for service for JURHA and Section 8 housing. About a month and a half ago, he asked that the crime analyst, Ms. Basia Combs, come back and discuss her plans to reduce that. He asked if there was any information from Ms. Combs. Mayor Perrin explained he sent her a letter to attend the public safety committee meetings they hold at City Hall. That letter went out last Wednesday and he has not heard back. Councilman Moore further explained he has information showing that as of September 17, 2012, four of the complexes had 832 incidents for calls for service in the past twelve months with Garden Manor having 305 calls for service in that time period. He added those are unacceptable numbers. Cedar Heights had 267, The Grove had 166 and The Gladiolas had 94 calls in the last twelve months. He again asked for Ms. Combs to present a plan as to what is going to be done to reduce those calls.

Councilman Frierson complimented Mayor Perrin for his presentation today at the Rotary Club. He explained the presentation was well done. He then discussed issues that come from MAPC. He stated that the change from single-family residences to multi-family residences by way of zoning is the most concerning thing he's faced during his time on the Council. He then discussed the process of an issue being denied by MAPC, then being brought to the Council as an appeal and being discussed at length. He stated he doesn't think the Council is set up to properly handle those requests. He added he will approach the issues in the future by asking if the proper law was applied to by MAPC and whether the facts were looked at. If those approaches are followed, then he will support the MAPC. Councilman Moore supported Councilman Frierson and stated unless it can be proved that a technical error has been made in their interpretation he will also follow the MAPC because that is what they are set up for. Councilman Dover stated he would agree only if the commissioners were elected because they would be held accountable for their decisions. Councilman McCall agreed, adding he gets more calls complaining about the planning process than anything else. The concern in the community is that the group making the decisions is made up of realtors, developers and other people in the business. He explained those concerns may be ill-conceived, but that is the perception of the community. Councilman Vance stated he sat on that board for many years and there is no one better to sit on that board than people who are involved in that business. But, the Council should not be threatened with their re-election based on their planning decisions because that is the wrong way for a decision to be made. He added that is why he doesn't think the Planning Commission should ever be made up of elected officials. Councilman Street added that he also served on MAPC and what needs to be prevented is the commissioners not participating and being absent. He explained that if business needs to be decided on then nothing should be able to be pulled from the agenda because someone counted heads and didn't think they

*had enough votes to approve their item. He further explained that board needs to be made up of people who won't shy away from making unpleasant decisions and then don't show up to meetings so they don't have to make those unpleasant decisions. He noted the composition should also be more diversified and average citizens should also be involved. Councilman Vance stated he can remember people who were put on that board because they wanted to be involved and then didn't show up after the first meeting because they found out how hard it is to be on that board. Mayor Perrin explained these issues are exactly why he would like to hold a meeting between MAPC and the City Council.*

**10. PUBLIC COMMENTS**

**11. ADJOURNMENT**

**A motion was made by Councilman Gene Vance, seconded by Councilman Tim McCall, that this meeting be Adjourned . The motion PASSED by a unanimous vote**

**Aye:** 9 - Darrel Dover;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods and Charles Coleman

**Absent:** 3 - Ann Williams;Mitch Johnson and Mikel Fears

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Donna Jackson, City Clerk**





Legislation Details (With Text)

**File #:** RES-12:163    **Version:** 1    **Name:** Tax Back Program for Hytrol  
**Type:** Resolution    **Status:** Recommended to Council  
**File created:** 9/11/2012    **In control:** Finance & Administration Council Committee  
**On agenda:**    **Final action:**  
**Title:** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).  
**Sponsors:** Mayor's Office  
**Indexes:** Tax Back Program  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
9/25/2012	1	Finance & Administration Council Committee		

**Title**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).

**Body**

WHEREAS, in order to be considered for participation in the Tax Back Program, the local government must endorse a business to participate in the Tax Back Program; and

WHEREAS, the local government must authorize the refund of local sales and use tax as provided in the Consolidated Incentive Act of 2003: and

WHEREAS, said endorsement must be made on specific form available from the Arkansas Economic Development Commission; and

WHEREAS, Hytrol Conveyor Company located at 2020 Hytrol Drive, Jonesboro, Arkansas, has sought to participate in the program and more specifically has requested benefits accruing from adding equipment to the specific facility; and

WHEREAS, Hytrol Conveyor Company, has agreed to furnish the local government all necessary information for compliance.

NO THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS, THAT:

- Hytrol Conveyor Company, be endorsed by the City Council of Jonesboro, Arkansas for benefits from the sales & use tax refunds as provided by Section 15-4-2706(d) of the Consolidated Incentive Act of 2003.

2. The Department of Finance and Administration is authorized to refund local sales and use taxes to Hytrol Conveyor Company.
  
3. This resolution shall take effect immediately.



## Legislation Details (With Text)

<b>File #:</b>	RES-12:168	<b>Version:</b>	1	<b>Name:</b>	Contract with Powerhouse Electric for generators for Senior Citizens Center
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Recommended to Council
<b>File created:</b>	9/13/2012	<b>In control:</b>		<b>In control:</b>	Finance & Administration Council Committee
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	RESOLUTION APPROVING A CONTRACT FOR THE INSTALLATION OF EMERGENCY GENERATORS AT THE HARLAN HENRY SENIOR CITIZENS' CENTER.				
<b>Sponsors:</b>	Grants, Building Maintenance				
<b>Indexes:</b>	Contract				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">All bids</a> <a href="#">Bid Sheet</a> <a href="#">Dept Justification for bid</a> <a href="#">Accepted Bid</a>				

Date	Ver.	Action By	Action	Result
9/25/2012	1	Finance & Administration Council Committee		

### Title

RESOLUTION APPROVING A CONTRACT FOR THE INSTALLATION OF EMERGENCY GENERATORS AT THE HARLAN HENRY SENIOR CITIZENS' CENTER.

### Body

WHEREAS, the City of Jonesboro advertised and received bids for the installation of one generator at the Harlan Henry Senior Citizen's Center; and

WHEREAS, Facilities Maintenance request that the City Reject the low bid by Powerhouse Electric for 67,839.79 for a Taylor Power Systems brand power generator and accept the bid from Powerhouse Electric for the amount of 71,297.56 for a Kohler brand generator.

WHEREAS, the Taylor brand is a new company based out of Richland MS and they have no local service facility. Kohler stocks filters and parts and has a service technician based in the Jonesboro area.

WHEREAS, the accepted bid of \$71,297.56 was submitted by Powerhouse Electric, Inc.; and

WHEREAS, the bid is within the 2012 IKE II Grant budgeted amount; and

WHEREAS, the Finance Committee recommended on September 25, 2012, the approval of awarding a contract to the accepted bidder for a contract of \$71,297.56.

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

SECTION 1: That the City of Jonesboro accepts the bid of \$71,297.56 from Powerhouse Electric, Inc. for installing a generator at the Harlan Henry Senior Citizen's Center.

SECTION 2: That the Mayor, Harold Perrin and City Clerk, Donna Jackson are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this agreement.

## Request to Accept Bid

From: Facilities Maintenance

To: Finance and Purchasing

9/10/12

Facilities Maintenance request that the City Reject the low bid by Powerhouse Electric for 67,839.79 for a Taylor Power Systems brand power generator and accept the bid from Powerhouse Electric for the amount of 71,297.56 for a Kohler brand generator difference of \$ 3,457.77. The reason Facilities Maintenance makes this request is the Taylor brand is a new company based out of Richland MS and its history is unknown to us and they have no local service facility in the Jonesboro Area. Kohler is an old brand with worldwide sale and service. We have several Kohler generators in service at our Fire Stations and they have proved to be reliable and this allows us to stock filters and parts. Kohler has a service technician based in the Jonesboro area.

Keith Sanders  
  
Facility Maintenance Director

City Of Jonesboro

Attachment 1D  
City of Jonesboro Bid 2012-35  
Bid for Lump-Sum Contract

JONESBORO CRAIGHAD, ARKANSAS (City/County), Arkansas

GENERATOR (Type of project)

HARLEN HENRY SENIOR CITIZEN (Location of project)

2012-35 (ACEDP project number)

As POWERHOUSE ELECTRIC, INC. Bid # 1 bidder

(Insert name of corporation, partnership or individual) in accordance with your invitation for bids for construction of the above-identified project, having examined all contract documents and the site of the proposed work, and being familiar with all of the conditions surrounding construction of the proposed project including availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies and to construct the project in accordance with the contract documents, within the time set forth therein, and at the price(s) stated below. Such price(s) shall cover all expenses incurred in performing the work required by the contract documents, of which this proposal is part.

The bidder hereby agrees to commence work under this contract within 10 days after receiving a Notice to Proceed from the Owner and to fully complete the project within 16-12 WEEKS consecutive calendar days thereafter as stipulated in the specifications. The bidder further agrees to pay as liquidated damages, the sum of \$ 100<sup>00</sup> for each consecutive calendar day thereafter.

The bidder acknowledges receipt of the following addendum:

AUG 30TH #1 ADDEN.

**Base Proposal**

The Bidder agrees to perform all of the work contained in these contract documents for a Lump Sum Total Bid Base of Sixty Seven Thousand Eight Hundred Thirty One and 79/100 (\$ 67,831.79). (Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

TOTAL BID \$ 67,831.79 *Taylor Bid*  
Sixty Seven Thousand Eight Hundred Thirty One and 79/100

The above price(s) shall include all labor, materials, bailing, shoring, removal, overhead, profit, insurance, etc., to cover the finished work of the complete project.

**DEDUCTIVE ALTERNATIVES**

Deductive alternatives are **required for all projects.**

Deductive Alternate No 1:

\_\_\_\_\_ " \_\_\_\_\_"  
Deduct the sum of: " \_\_\_\_\_"  
\$ \_\_\_\_\_  
Total Base Bid minus Deductive Alternate No. 1  
\$ \_\_\_\_\_

Deductive Alternate No. 2:

\_\_\_\_\_ " \_\_\_\_\_"  
Deduct the sum of: " \_\_\_\_\_"  
\$ \_\_\_\_\_  
Total Base Bid minus Deductive Alternatives No. 1 and No. 2  
\$ \_\_\_\_\_

*NONE*

Deductive Alternate No. 3:

\_\_\_\_\_ " \_\_\_\_\_"  
Deduct the sum of: " \_\_\_\_\_"  
\$ \_\_\_\_\_  
Total Base Bid minus Deductive Alternates No. 1, No. 2, No. 3  
\$ \_\_\_\_\_

Note: Continue the same process as above for all additional deductive alternatives.

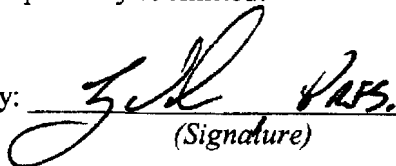
The bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 30 calendar days after the bid opening.


Upon receipt of written notice of acceptance of this bid, bidder will execute the formal contract attached within 10 days and deliver a Surety Bond or Bonds as required by the General Conditions.

The bid security attached in the sum of \$ \$ 339,59 FCB - CC  
is to become the property of the Owner in the event the contract and bond are not executed within the time set forth above, as liquidated damages for the delay and additional expense to the Owner caused thereby.

Respectfully submitted:

By:   
(Signature)

(Seal - if bid is by a corporation)

  
(Title)

PO Box 1052 Forest C. 1/2, NY 72336  
(Business Address and Zip Code)

9-4-12  
(Date)




**Attachment 1E**  
**City of Jonesboro Bid 2012-35**  
**Certification of Bidder Regarding Equal Employment Opportunity**

This certification is required pursuant to Executive Order 11246 (30 FR 12319-25) which provides that any bidder or prospective contractor or any of their proposed subcontractors, shall state as an initial part of the bid whether it has participated in any previous contract or subcontract subject to the equal opportunity clause; and if so, whether it has filed all compliance reports due under applicable instructions. Where the certification indicates that the bidder has not filed a compliance report due under applicable instructions, such bidder shall be required to submit a compliance report within seven (7) calendar days after bid opening. **No contract shall be awarded unless such report is submitted.**

<b>Certification by Bidder</b>
<b>Name and Address of Bidder (Including Zip Code)</b>
<u>POWERHOUSE ELECTRIC</u>
<u>PO Box 1052</u>
<u>FONNEST CITY, AR</u>
<u>CAROL JANDRIGER</u>
<i>Name and Title of Bidder's Agent</i>

1. Has the bidder participated in a previous contract or subcontract subject to the Equal Opportunity Clause?  
 Yes       No
  
2. Were compliance reports required to be filed in connection with such contract or subcontract?  
 Yes       No
  
3. Has the bidder filed all compliance reports due under applicable instructions?  
 Yes       No      N/A
  
4. Has the bidder ever been or is being considered for sanction due to violation of Executive Order 11246, as amended?  
 Yes       No

 <i>Signature and Title of Bidder's Agent</i>	<u>7-9-15</u> <i>Date</i>
---	---------------------------


**Attachment 1F  
City of Jonesboro Bid 2012-35  
Contractor Section 3 Certification**

POWERHOUSE ELECTRIC (Name of contractor) agrees to implement the following specific affirmative steps directed at increasing the utilization of lower income residents and businesses within the City or County of CRAIGHEAD.

- A. To implement Section 3 requirements by seeking the assistance of local officials in determining the exact boundaries of the applicable project area
- B. To attempt to recruit from within the City/County the necessary number of lower income residents through: local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area
- C. To maintain a list of all lower income residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists
- D. To insert this Section 3 plan in all bid documents, and to require all bidders to submit a Section 3 affirmative action plan (when contracts exceed \$10,000) including utilization goals and the specific steps planned to accomplish these goals
- E. To formally contact unions, subcontractors, and trade associations to secure their cooperation for this project
- F. To ensure that all appropriate project area business concerns are notified of pending subcontractual opportunities
- G. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken
- H. To appoint or recruit an executive official of the company or agency as Equal Opportunity Officer to coordinate the implementation of this Section 3 plan
- I. To list on the Estimated Project Workforce Breakdown form, all projected workforce needs for this project by job classification

As officers and representatives of POWERHOUSE ELECTRIC  
(Name of contractor)

We, the undersigned, have read and fully agree to the above and become a party to the full implementation of this program.

PRESIDENT 9-4-12  
Title Date  
  
Signature

**Attachment 1G  
City of Jonesboro  
Estimated Project Workforce Breakdown**

Job Category	Total Estimated Positions	No. of Positions Currently Occupied by Permanent Employees	No. of Vacant Positions	No. of Positions to be Filled With LIPAR (Note 1)*
Officers/Supervisors	1	1	0	0
Professionals				
Technicians				
Office				
Clerical				
Trade				
Journeymen	1	1	0	0
Apprentices	1	1	0	0
Trainees				
Others				
<b>Total</b>				

\* Note 1: Lower Income Project Area Residents. Individuals residing within the City/County of CRAGHEAD whose family income does not exceed 80 percent of the median income in the area.

POWERHOUSE ELECTRIC  
Company

August 30, 2012

Addendum Bid 2012:35

The following is an addendum to the Generator bid for the Senior Citizens Building. This addendum MUST be attached to your sealed bid to denote that you received this and changes are figured into your bid price. If this addendum is not attached, your bid will be rejected.

A service rated UL listed transfer switch to be installed at generator

Use a 600 amp NEMA 3R Main circuit breaker with feed thru lugs distribution panel w/ (2) 200 amp, (2) 40 amp and (2) 20 amp breakers.

Aluminum wire is acceptable when installed per NEC.

Use SCH 80 pvc above ground

*G. J. H.*, Sept 4th, 2012

**Form 123**  
**Attachment V**  
**DISCLOSURE REQUIRED BY EXECUTIVE ORDER 98-04**

Contracts and Grants

Any contract or amendment to a contract or any grant executed by an agency which exceeds \$25,000 shall require the contractor to disclose information as required under the terms of Executive Order 98-04 and the Regulations pursuant thereto.

Any individual contracting with the State of Arkansas shall disclose if he or she is a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or the spouse or immediate family of any of the persons as described herein.

Any entity contracting with the State of Arkansas shall disclose

- (a) any position of control, or
- (b) any ownership interest of 10% or greater

that is held by a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or the spouse or immediate family of any of the persons as described herein.

Disclosure by Sub-contractor or Assignee

Any sub-contractor or assignee (hereinafter "Third Party") shall disclose whether such Third Party is a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or the spouse or immediate family member of any of the persons as described herein, or if any of the persons here described in this sentence hold any position of control or ownership interest of 10% or greater in the Third Party. This disclosure requirement shall apply during the entire term of the contract or grant, without regard to whether the subcontract or assignment is entered into prior or subsequent to the date of contract or grant.

Failure to Disclose and Violations

The failure of any person or entity to disclose as required under any term of Executive Order 98-04, or the violation of any rule, regulation or policy promulgated by the Department of Finance and Administration pursuant to this Order, shall be considered a material breach of the terms of the contract or grant and shall subject the party failing to disclose or in violation to all legal remedies available to the state agency under the provision of existing law.

Please check all that apply if you are a current or former:

\_\_\_\_\_ Member of the General Assembly of the State of Arkansas

\_\_\_\_\_ Constitutional Officer of the State of Arkansas

\_\_\_\_\_ Member of a Board or Commission of the State of Arkansas

\_\_\_\_\_ State Employee

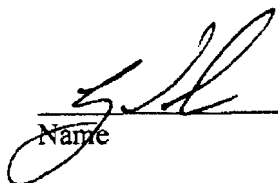
\_\_\_\_\_ Spouse of a current or former member of the general assembly, constitutional officer, board or commission member, or state employee.

\_\_\_\_\_ I am a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or spouse or immediate member of these persons as described, and I hold a position of control in the contracting entity or grantee of this application.

\_\_\_\_\_ I am a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or spouse or immediate member of these persons as described, and I hold a 10% or higher interest in the contracting entity or grantee of this application.

I hereby acknowledge that failure to disclose the information as required by Executive Order 98-04 shall constitute a material breach of any future agreement, resulting from this application, with the State of Arkansas or any state agency acting on its behalf.

I also acknowledge that any individual drawing a salary or performing personal services for an agency must disclose any direct or indirect benefit he or she may receive as a result of any State contract with an entity in which he or she has a financial interest. I understand that failure to report this information may subject me to criminal sanctions, as provided in Ark. Code Ann. §19-11-702.

  
Name CAREY VANDIVER

9-4-12  
Date

Morning Steve I received the addendum that was sent on the senior citizen generator project and just wanted to make sure on some other things that were discussed in the meeting. The first thing was that there will be no permit Fee's being the job is for the City and also that the City will remove the old gas meter at the building and there will be Fee's from City Water & Light to the contractor. All this was discussed in the meeting but I did not see in the addendum

Thanks,

Scott Baskins  
Powerhouse Electric  
Forrest City AR  
Cell-870-261-8601

**From:** Steve Kent [mailto:SKent@jonesboro.org]  
**Sent:** Thursday, August 30, 2012 1:46 PM  
**To:** Scott  
**Subject:** Addendum on bid

Please see attached.

Steve A Kent, Purchasing Agent  
City of Jonesboro  
PO Box 1845  
Jonesboro, AR 72403-1845  
870 932 0740 Phone  
870 933 4667 Fax

*ADD to bid PACKAGE*  
*cu*

04-24-'12 09:18 FROM-ASCLB

501-372-2247

T-500 P001/001 F-880

License No. 0128731212

ID #15792

State of Arkansas

Contractors Licensing Board

POWERHOUSE ELECTRIC, INC.  
PO BOX 1052  
FORREST CITY, AR 72336

POWERHOUSE ELECTRIC, INC.

This is to Certify That

is duly licensed under the provisions of Act 150 of the 1965 Acts as amended and is entitled to practice Contracting in the State of Arkansas within the following classification:

- ELECTRICAL
- SPECIALTY
- Carpentry, Framing, Millwork, Cabinets
- Generators, Turbines
- Heating, Ventilation, Air Conditioning, Refrigeration
- Remodeling, Renovations, Restoration, Alterations

with the following suggested bid limit Unlimited

from January 13, 2012 until December 31, 2012

when this Certificate expires.

Witness our hands of the Board, dated at North Little Rock, Arkansas:



*John D. Long*

CHAIRMAN

*Bevil L. Malone*

SECRETARY

January 13, 2012

CV





**ENARD**

**UTILITY PRODUCTS, INC.**

**1920 S. Main St., Searcy, AR 72143  
PO Box 9238, Searcy, AR 72145  
501-268-1987 Fax 501-268-7437  
www.henardutility.com**

8/23/2012

City of Jonesboro  
Steve Kent, Purchasing Agent  
515 West Washington Ave.  
Jonesboro, AR 72401

RE: Bid Number 2012:35

Mr. Kent,

Henard Utility Products, Inc. will be a no bid for the emergency generator at the City of Jonesboro Senior Citizens Building in Jonesboro, Arkansas.

Sincerely,

Josh Bonee  
Sales Representative





Budgeted Amount \$80,000.00

Opened by  
Tabulated by

S A Kent  
T B Cooper

DIVISIONS/DEPARTEMENT:  
Grants

Heard Utility  
Products

RLP Construction,  
Inc.

Powerhouse  
Electric, Inc. #

Powerhouse  
Electric, Inc. #

NOTE: No award will be made at bid opening - all bids will be evaluated in the coming days.

Item	Quan	Description	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount
1	1	Generator for Senior Citizens	No Bid			98,000.00		67,831.79		71,297.56



Budgeted Amount \$80,000.00

Opened by S A Kent  
Tabulated by T B Cooper

DIVISIONS/DEPARTEMENT:  
Grants

Henard Utility  
Products

RLP Construction,  
Inc.

Powerhouse  
Electric, Inc. #

Powerhouse  
Electric, Inc. #

NOTE: No award will be made at bid opening - all bids will be evaluated in the coming days.

Item	Quan	Description	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount
1	1	Generator for Senior Citizens	No Bid			98,000.00		67,831.79		71,297.56		

## Request to Accept Bid

From: Facilities Maintenance

To: Finance and Purchasing

9/10/12

Facilities Maintenance request that the City Reject the low bid by Powerhouse Electric for 67,839.79 for a Taylor Power Systems brand power generator and accept the bid from Powerhouse Electric for the amount of 71,297.56 for a Kohler brand generator difference of \$ 3,457.77. The reason Facilities Maintenance makes this request is the Taylor brand is a new company based out of Richland MS and its history is unknown to us and they have no local service facility in the Jonesboro Area. Kohler is an old brand with worldwide sale and service. We have several Kohler generators in service at our Fire Stations and they have proved to be reliable and this allows us to stock filters and parts. Kohler has a service technician based in the Jonesboro area.

Keith Sanders



Facility Maintenance Director

City Of Jonesboro

Attachment 1D  
City of Jonesboro Bid 2012-35  
Bid for Lump-Sum Contract

JONESBORO, CRAIGHEAD, ARKANSAS (City/County), Arkansas

GENERATION (Type of project)

HARLEN HENRY SENIOR CITIZEN (Location of project)

2012-35 (ACEDP project number)

As

POWERHOUSE ELECTRIC, INC Bid #2 bidder

(Insert name of corporation, partnership or individual) in accordance with your invitation for bids for construction of the above-identified project, having examined all contract documents and the site of the proposed work, and being familiar with all of the conditions surrounding construction of the proposed project including availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies and to construct the project in accordance with the contract documents, within the time set forth therein, and at the price(s) stated below. Such price(s) shall cover all expenses incurred in performing the work required by the contract documents, of which this proposal is part.

The bidder hereby agrees to commence work under this contract within 10 days after receiving a Notice to Proceed from the Owner and to fully complete the project within 16-17 WEEKS consecutive calendar days thereafter as stipulated in the specifications. The bidder further agrees to pay as liquidated damages, the sum of \$ 100.00 for each consecutive calendar day thereafter.

The bidder acknowledges receipt of the following addendum:


AUG 30 12 #1 ADDEN.

**Attachment 1E**  
**City of Jonesboro Bid 2012-35**  
**Certification of Bidder Regarding Equal Employment Opportunity**

This certification is required pursuant to Executive Order 11246 (30 FR 12319-25) which provides that any bidder or prospective contractor or any of their proposed subcontractors, shall state as an initial part of the bid whether it has participated in any previous contract or subcontract subject to the equal opportunity clause; and if so, whether it has filed all compliance reports due under applicable instructions. Where the certification indicates that the bidder has not filed a compliance report due under applicable instructions, such bidder shall be required to submit a compliance report within seven (7) calendar days after bid opening. **No contract shall be awarded unless such report is submitted.**

<b>Certification by Bidder</b>
<b>Name and Address of Bidder (Including Zip Code)</b>
<u>POWEN LOUSE ELECTRIC</u>
<u>PO Box 1092</u>
<u>FOREST CITY, AR</u>
<u>CAREY UANDIVER</u>
<i>Name and Title of Bidder's Agent</i>

1. Has the bidder participated in a previous contract or subcontract subject to the Equal Opportunity Clause?  
 Yes       No
  
2. Were compliance reports required to be filed in connection with such contract or subcontract?  
 Yes       No
  
3. Has the bidder filed all compliance reports due under applicable instructions?  
 Yes       No      N/A
  
4. Has the bidder ever been or is being considered for sanction due to violation of Executive Order 11246, as amended?  
Yes       No

 <i>Signature and Title of Bidder's Agent</i>	<u>9-4-12</u> <i>Date</i>
---	---------------------------

**Attachment 1F  
City of Jonesboro Bid 2012-35  
Contractor Section 3 Certification**

POWERHOUSE ELECTRIC (Name of contractor) agrees to implement the following specific affirmative steps directed at increasing the utilization of lower income residents and businesses within the City or County of Craighead.

- |    |   |
|----|---|
| A. | To implement Section 3 requirements by seeking the assistance of local officials in determining the exact boundaries of the applicable project area   |
| B. | To attempt to recruit from within the City/County the necessary number of lower income residents through: local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area |
| C. | To maintain a list of all lower income residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists   |
| D. | To insert this Section 3 plan in all bid documents, and to require all bidders to submit a Section 3 affirmative action plan (when contracts exceed \$10,000) including utilization goals and the specific steps planned to accomplish these goals  |
| E. | To formally contact unions, subcontractors, and trade associations to secure their cooperation for this project   |
| F. | To ensure that all appropriate project area business concerns are notified of pending subcontractual opportunities  |
| G. | To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken   |
| H. | To appoint or recruit an executive official of the company or agency as Equal Opportunity Officer to coordinate the implementation of this Section 3 plan   |
| I. | To list on the Estimated Project Workforce Breakdown form, all projected workforce needs for this project by job classification   |

As officers and representatives of POWERHOUSE ELECTRIC  
(Name of contractor)

We, the undersigned, have read and fully agree to the above and become a party to the full implementation of this program.

PRESTON

9.4.12

Title

Date

[Signature]  
Signature

**Attachment 1G  
City of Jonesboro  
Estimated Project Workforce Breakdown**

Job Category	Total Estimated Positions	No. of Positions Currently Occupied by Permanent Employees	No. of Vacant Positions	No. of Positions to be Filled With LIPAR (Note 1)*
Officers/Supervisors	1	1	0	0
Professionals				
Technicians				
Office				
Clerical				
Trade				
Journeyman	1	1	0	0
Apprentices	1	1	0	0
Trainees				
Others				
<b>Total</b>				

\* Note 1: Lower Income Project Area Residents. Individuals residing within the City/County of CRAIGHEAD whose family income does not exceed 80 percent of the median income in the area.

POWERHOUSE ELECTRIC  
Company



**Attacahment 1H  
City of Jonesboro Bid 2012-35  
Contract and General Conditions**

THIS AGREEMENT, made and entered into this        day of Sept 20 12, by and between Powerhouse Electric, INC., hereinafter called the "Contractor" and City of Jonesboro, hereinafter called the "Owner".

In consideration of the mutual premises and agreements contained herein, the undersigned Contractor and Owner agree as follows:

**A. The Contractor shall**

1. Furnish all labor, materials, tools, machinery, supervision and services necessary to perform all of the work in accordance with the description of work consisting of all plans, specifications, and supplemental contract documentation, dated 9-4-12 for work defined in Bid # 2012-35, Arkansas, for the sum of \$71,297.56
2. Perform all work timely and diligently in a good and workmanlike manner using approved or equal materials as specified by the Grantee.
3. Begin work within 10 calendar days of receipt of the written Notice to Proceed and shall complete the work within 112 calendar days thereafter.
4. Carry Worker's Compensation and Employer's Liability Insurance in accordance with the laws of the State of Arkansas for all persons engaged in work at the site; and carry Contractor's Public Liability and Property Damage Insurance and Comprehensive Automobile Liability Insurance.
5. Furnish, before beginning the work, a Certificate of Insurance showing compliance with the provisions of Section A, Paragraph 4 above.
6. Keep the premises clean and orderly during the work and upon substantial completion of the contract, remove all rubbish, tools, scaffolding, and surplus materials from and about the site(s) and leave the work and premises consistent with prior appearance or equivalent. Material and equipment that have been removed and replaced as part of the work shall belong to the contractor.

Not assign the contract without written consent from the Owner.

8. Guarantee the work performed for a period of twelve months from the date of final acceptance of all work required by this contract. Furthermore, furnish the Owner and the Grantee with all manufacturer's and supplier's written guarantees and warranties covering materials and equipment furnished under this contract.
9. Furnish the Owner, upon completion of the work and upon final payment by the Owner, a Release of Lien Form certifying that all charges for materials, labor, and/or any other expenses incurred by the Contractor pertaining to the execution of this contract have been paid in full.
10. Defend, indemnify and hold harmless the Owner, the Arkansas Economic Development Commission, their agents or employees from and against any and all claims for injuries or damages to persons or property of any kind or character, whatsoever, whether real or asserted, arising out of the performance of this contract. Furthermore, shall assume all liability and responsibility for injuries, claims or suits for damages, to persons or property of any kind or character, whatsoever, whether real or asserted, arising out of the performance of this contract.

**B. The Owner shall**

1. Not make, or permit to be made, any changes to the description of work, without written approval from the Economic Development Commission.
2. Permit the contractor to use existing utilities such as lights, heat, power and water necessary to carry out and complete the work as specified.
3. Cooperate with the contractor to facilitate the performance of the work.
4. Issue a written Notice to Proceed to the contractor within ten (10) days from the date of this agreement.

**C. Method of Compensation:**

1. Payment for work shall be on percentage complete, plus on-site stored materials minus retainage. Final payment shall be made after: a Certificate of Substantial Completion has been executed; Economic Development Commission has received the contractor's Final Invoice and a satisfactory release of liens, or claims for liens, by subcontractors, laborers and material supplies for completed work or installed materials; and, after a final inspection has been conducted.
2. The contractor shall be liable for and shall pay to the Owner the sum of \$100.00 as fixed, agreed and liquidated damages for each calendar day of

delay from the above stipulated completion date (Section A, Paragraph 3) or as modified by a properly executed Change Order until such work is satisfactorily completed and accepted by the Owner and Grantee.

**D. General Provisions:**

1. The contractor agrees to perform all contract work as specified, and the Owner agrees that neither he nor the members of his family, his tenants, agents, or employees will hinder the contractor or his work.
2. The contractor shall take affirmative steps to ensure that applicants for employment are not discriminated against in any manner prescribed by the Regulatory Requirements of this contract during employment. Employment activities shall include, but not be limited to employment, upgrading, demotion, or transfer; termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
3. The contractor shall post in conspicuous places, for employees and applicants for employment, notices setting forth the provisions, as stated, of the non-discrimination clause contained within the contract's Regulatory Requirements.
4. The contractor shall incorporate the foregoing requirements in all subcontracts.
5. In the event of any breach of this contract by the contractor, the Owner and the Grantee may, at their option, engage the services of another contractor to complete the work and deduct the cost of such completion from any amount due the contractor.
6. This contract embodies all of the representations, rights, duties, and obligations of the parties hereto, and any prior oral or written agreement not embodied herein shall not be binding upon or endure to the benefit of any of the parties

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date of the Mayor's signature:

**City of Jonesboro**

\_\_\_\_\_  
Harold Perrin, Mayor

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

Attest: \_\_\_\_\_  
Donna Jackson, City Clerk

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

**Approved as to form and legal sufficiency:**

\_\_\_\_\_  
Phillip Crego, City Attorney

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

**Subrecipient**

\_\_\_\_\_  
Executive Director

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

August 30, 2012

Addendum Bid 2012:35

The following is an addendum to the Generator bid for the Senior Citizens Building. This addendum MUST be attached to your sealed bid to denote that you received this and changes are figured into your bid price. If this addendum is not attached, your bid will be rejected.

A service rated UL listed transfer switch to be installed at generator

Use a 600 amp NEMA 3R Main circuit breaker with feed thru lugs distribution panel w/ (2) 200 amp, (2) 40 amp and (2) 20 amp breakers.

Aluminum wire is acceptable when installed per NEC.

Use SCH 80 pvc above ground

*CVH, PRESIDENT, PEI*  
*CAREY VANDIVER, PRES 9-4-12*

*CV*

**Form 123**  
**Attachment V**  
**DISCLOSURE REQUIRED BY EXECUTIVE ORDER 98-04**

Contracts and Grants

Any contract or amendment to a contract or any grant executed by an agency which exceeds \$25,000 shall require the contractor to disclose information as required under the terms of Executive Order 98-04 and the Regulations pursuant thereto.

Any individual contracting with the State of Arkansas shall disclose if he or she is a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or the spouse or immediate family of any of the persons as described herein.

Any entity contracting with the State of Arkansas shall disclose

- (a) any position of control, or
- (b) any ownership interest of 10% or greater

that is held by a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or the spouse or immediate family of any of the persons as described herein.

Disclosure by Sub-contractor or Assignee

Any sub-contractor or assignee (hereinafter "Third Party") shall disclose whether such Third Party is a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or the spouse or immediate family member of any of the persons as described herein, or if any of the persons here described in this sentence hold any position of control or ownership interest of 10% or greater in the Third Party. This disclosure requirement shall apply during the entire term of the contract or grant, without regard to whether the subcontract or assignment is entered into prior or subsequent to the date of contract or grant.

Failure to Disclose and Violations

The failure of any person or entity to disclose as required under any term of Executive Order 98-04, or the violation of any rule, regulation or policy promulgated by the Department of Finance and Administration pursuant to this Order, shall be considered a material breach of the terms of the contract or grant and shall subject the party failing to disclose or in violation to all legal remedies available to the state agency under the provision of existing law.

Please check all that apply if you are a current or former:

\_\_\_\_\_ Member of the General Assembly of the State of Arkansas

\_\_\_\_\_ Constitutional Officer of the State of Arkansas

\_\_\_\_\_ Member of a Board or Commission of the State of Arkansas

\_\_\_\_\_ State Employee

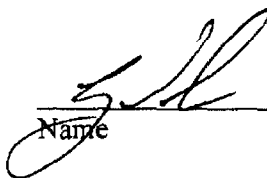
\_\_\_\_\_ Spouse of a current or former member of the general assembly, constitutional officer, board or commission member, or state employee.

\_\_\_\_\_ I am a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or spouse or immediate member of these persons as described, and I hold a position of control in the contracting entity or grantee of this application.

\_\_\_\_\_ I am a current or former: member of the general assembly, constitutional officer, board or commission member, state employee, or spouse or immediate member of these persons as described, and I hold a 10% or higher interest in the contracting entity or grantee of this application.

I hereby acknowledge that failure to disclose the information as required by Executive Order 98-04 shall constitute a material breach of any future agreement, resulting from this application, with the State of Arkansas or any state agency acting on its behalf.

I also acknowledge that any individual drawing a salary or performing personal services for an agency must disclose any direct or indirect benefit he or she may receive as a result of any State contract with an entity in which he or she has a financial interest. I understand that failure to report this information may subject me to criminal sanctions, as provided in Ark. Code Ann. §19-11-702.

 CAREY VANDIVER  
Name

9-4-12  
Date

Morning Steve I received the addendum that was sent on the senior citizen generator project and just wanted to make sure on some other things that were discussed in the meeting. The first thing was that there will be no permit Fee's being the job is for the City and also that the City will remove the old gas meter at the building and there will be Fee's from City Water & Light to the contractor. All this was discussed in the meeting but I did not see in the addendum

Thanks,  
Scott Baskins  
Powerhouse Electric  
Forrest City AR  
Cell-870-261-8601

**From:** Steve Kent [mailto:SKent@jonesboro.org]  
**Sent:** Thursday, August 30, 2012 1:46 PM  
**To:** Scott  
**Subject:** Addendum on bid

Please see attached.

Steve A Kent, Purchasing Agent  
City of Jonesboro  
PO Box 1845  
Jonesboro, AR 72403-1845  
870 932 0740 Phone  
870 933 4667 Fax

ADD to bid PACKAGE  
CW



04-24-'12 09:18 FROM-ASCLB

501-372-2247

T-500 P001/001 F-880

License No. 0128731212

ID #15792

State of Arkansas

Contractors Licensing Board

POWERHOUSE ELECTRIC, INC.  
PO BOX 1052  
FORREST CITY, AR 72336

POWERHOUSE ELECTRIC, INC.

This is to Certify That

is duly licensed under the provisions of Act 150 of the 1965 Acts as amended and is entitled to practice Contracting in the State of Arkansas within the following classification:

- ELECTRICAL
- SPECIALTY
- Carpentry, Framing, Millwork, Cabinets
- Generators, Turbines
- Heating, Ventilation, Air Conditioning, Refrigeration
- Remodeling, Renovations, Restoration, Alterations

with the following suggested bid limit Unlimited

from January 13, 2012 until December 31, 2012

when this Certificate expires.

Witness our hands of the Board, dated at North Little Rock, Arkansas:



*John D. Gayson*

CHAIRMAN

*Bevil L. Malone*

SECRETARY

January 13, 2012

*ev*



## Legislation Details (With Text)

**File #:** RES-12:170    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Recommended to Council  
**File created:** 9/24/2012    **In control:** Finance & Administration Council Committee  
**On agenda:**    **Final action:**  
**Title:** A RESOLUTION TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE PURPOSE OF CREATING A COMPUTER TECHNICIAN I AND A SENIOR COMPUTER TECHNICIAN  
**Sponsors:** Information Systems  
**Indexes:**  
**Code sections:**  
**Attachments:** [Sr. Computer Tech](#)  
[Computer Tech I](#)

Date	Ver.	Action By	Action	Result
9/25/2012	1	Finance & Administration Council Committee		

Title  
A RESOLUTION TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE PURPOSE OF CREATING A COMPUTER TECHNICIAN I AND A SENIOR COMPUTER TECHNICIAN  
Body

WHEREAS, the City of Jonesboro City Salary & Administration was adopted by Resolution No. 09:201 and is currently in effect; and

WHEREAS, it is recommended by the Finance Committee, to ensure sufficient staffing in the IS Department, that the position of Computer Technician I and a position of Senior Computer Technician be added to the Information Systems Department;

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

SECTION 1: The position of Computer Technician I be added at a grade 110 with a salary range of \$27,864 - 41,794

SECTION 2: The position of Senior Computer Technician be added at a grade 114 with a salary range of \$33,164 - 49,745.

## Embedded Secure Document

The file *http://jonesboro.legistar.com/View.ashx?M=F&ID=2138527&GUID=4B224D9E-2015-4D27-8F28-2033AAAA1DC2*

is a secure document that has been embedded in this

document. Double click the pushpin to view.



## Embedded Secure Document

The file *http://jonesboro.legistar.com/View.ashx?M=F&ID=2133043&GUID=AAC5A5B4-984D-40B8-A8A3-9A45904606DA*

is a secure document that has been embedded in this

document. Double click the pushpin to view.





## Legislation Details (With Text)

<b>File #:</b>	ORD-12:052	<b>Version:</b>	1	<b>Name:</b>	Amend 2012 budget to add a lieutenant position in the PD
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	First Reading
<b>File created:</b>	9/18/2012	<b>In control:</b>		<b>In control:</b>	Finance & Administration Council Committee
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	AN ORDINANCE TO AMEND THE 2012 ANNUAL BUDGET KNOWN AS ORDINANCE NUMBER O-EN-072-2012 FOR THE PURPOSE OF CREATING A POLICE LIEUTENANT POSITION IN THE JONESBORO POLICE DEPARTMENT; FOR THE APPROPRIATION OF FUNDS; AND DECLARING AN EMERGENCY FOR THE CONTINUITY OF SERVICES IN THE POLICE DEPARTMENT AND CODE ENFORCEMENT.				
<b>Sponsors:</b>	Police Department, Human Resources				
<b>Indexes:</b>	Position - creation/amendment				
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
9/25/2012	1	Finance & Administration Council Committee		

### Title

AN ORDINANCE TO AMEND THE 2012 ANNUAL BUDGET KNOWN AS ORDINANCE NUMBER O-EN-072-2012 FOR THE PURPOSE OF CREATING A POLICE LIEUTENANT POSITION IN THE JONESBORO POLICE DEPARTMENT; FOR THE APPROPRIATION OF FUNDS; AND DECLARING AN EMERGENCY FOR THE CONTINUITY OF SERVICES IN THE POLICE DEPARTMENT AND CODE ENFORCEMENT.

### Body

WHEREAS, the Jonesboro City Council adopted the 2012 annual budget, Ordinance Number O-EN-072-2012 on December 20, 2012; And

WHEREAS, there is a need to create a Lieutenant's position in the Jonesboro Police Department who will manage Code Enforcement as part of the "Quality of Life" program.

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

Section 1. The position of Lieutenant shall be added to the 2012 Annual Budget at a Grade of 120 with a salary of \$52, 159.00

Section 2. It is further found and declared that an emergency is declared to exist and this ordinance being necessary for the preservation of the public peace, health and safety and the continuity of services provided to the citizens by the Code Enforcement and Police Departments and shall take effect from and after its approval.



Legislation Details (With Text)

**File #:** ORD-12:053    **Version:** 1    **Name:** Transfer of Jonesboro Police Pension to LOPFI  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 9/20/2012    **In control:** Finance & Administration Council Committee  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TRANSFERRING ADMINISTRATION OF RETIREMENT COVERAGE FOR ELIGIBLE MEMBERS OF THE JONESBORO POLICE PENSION AND RELIEF FUND TO THE ARKANSAS LOCAL POLICE AND FIRE RETIREMENT SYSTEM (LOPFI) AND AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN IRREVOCABLE AGREEMENT WITH LOPFI.  
**Sponsors:** Finance  
**Indexes:** Employee benefits  
**Code sections:**  
**Attachments:** [lopfi res and agreement](#)  
[Supporting information](#)

Date	Ver.	Action By	Action	Result
9/25/2012	1	Finance & Administration Council Committee		

Title

AN ORDINANCE TRANSFERRING ADMINISTRATION OF RETIREMENT COVERAGE FOR ELIGIBLE MEMBERS OF THE JONESBORO POLICE PENSION AND RELIEF FUND TO THE ARKANSAS LOCAL POLICE AND FIRE RETIREMENT SYSTEM (LOPFI) AND AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN IRREVOCABLE AGREEMENT WITH LOPFI.

Body

WHEREAS, the Board of Trustees of the JONESBORO Police Pension and Relief Fund has elected to have its Pension Fund administered by LOPFI as stated by Resolution dated August 27, 2012, and that

WHEREAS, the Board of Trustees has requested by Resolution that the City of JONESBORO, Arkansas act as its agent henceforth.

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

SECTION 1. If accepted by LOPFI, the administration of the JONESBORO Police Pension and Relief Fund shall be transferred to LOPFI under authority of Act 364 of 1981, as amended. Such transfer shall mean the administration of the Pension Fund only and not a change in the Pension Fund's benefit program unless a benefit increase is approved by the City of JONESBORO, Arkansas. With the passage of this ordinance, a three percent (3%) compound Cost of Living Adjustment (COLA) shall be added to the benefit program of the Pension Fund. This COLA will be awarded each July 1<sup>st</sup> according to LOPFI guidelines.

SECTION 2. The Chief Administrative Officer is hereby authorized to enter into an irrevocable agreement with LOPFI to administer the JONESBORO Police Pension and Relief Fund as stated in Section 1 hereof.

SECTION 3. It is the intent of the City Council and it is hereby ordained that the provisions of this Ordinance shall be codified into the Code of Ordinances of JONESBORO, Arkansas and the sections thereof may be re-numbered and re-lettered as necessary to accomplish such intention.

SECTION 4. Due to the need to consolidate administration of the JONESBORO Police Pension and Relief Fund with LOPFI, an emergency is hereby declared to exist and this Ordinance shall be in full force from and after the date of its passage and approval.

Resolution to Assign Pension Fund Administration to LOPFI

Whereas, the Board of Trustees (the Board) of the JONESBORO POLICE Pension and Relief Fund (the Fund), desires to assign administration of the Fund to the Arkansas Local Police and Fire Retirement System (LOPFI) pursuant to Act 364 of 1981, as amended; and

Whereas, such action shall not change the benefit structure unless a benefit increase is approved by the governing body of JONESBORO, Arkansas; and

Whereas, the Board received and reviewed the latest actuarial report from LOPFI, which states the initial required employer contribution rate(s); and

Whereas, LOPFI will administer the Fund at an annual cost not to exceed ½ of 1% of active member payroll plus 1% of average annual assets of the Fund; and

Whereas, the Board finds it is in the best interest of the Fund and its participants to have LOPFI administer the Fund; therefore,

BE IT RESOLVED, the Board hereby elects to assign administration of the Fund to LOPFI.

BE IT FURTHER RESOLVED the Board requests the CITY OF JONESBORO, a political subdivision of the State of Arkansas, to act as its agent henceforth.

BE IT FURTHER RESOLVED the Board understands any agreement to administer the Fund by LOPFI shall be entered into by and with the governing body of JONESBORO, Arkansas, as the Board's agent, and that such agreement shall dissolve said Board of Trustees.

CERTIFICATION

We certify this Resolution accurately states the action of said Board of Trustees. Approved this 27 day of August, 2012.

Chair David Reig

Sec/Treasurer Bj Bjh

Sec. Member Rusty Briggsby

Member Dan McElwold

Member Jack McCann

Member Wayne N. Ward

Member D. Thomas



## ADMINISTRATIVE SERVICES AGREEMENT

This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2012, by and between the ARKANSAS LOCAL POLICE AND POLICE RETIREMENT SYSTEM (LOPFI) and the CITY OF JONESBORO for the benefit of its POLICE Pension and Relief Fund (Police Pension Fund).

## PARTIES

The City of JONESBORO, a political subdivision, currently has and administers a Police Pension Fund.

LOPFI is an agency created by statute (A.C.A. 24-10-101, et. seq.) for the purpose of providing a statewide retirement system with pooled administration.

The Mayor and City Council of JONESBORO desire to enter into an irrevocable Agreement with LOPFI to administer its Police Pension Fund and in consideration of the mutual obligations hereinafter enumerated the parties agree as follows:

1. This Agreement is made pursuant to the authority of Act 364 of 1981, as amended, of the General Assembly of the State of Arkansas.
2. This Agreement shall be effective sixty (60) days from the date affixed hereto, provided, however, at any time during the sixty (60) day period the LOPFI Board of Trustees may reject this Agreement.
3. This Agreement is for the administration of the Police Pension Fund and its benefit structure shall not change, unless a benefit increase is approved by the City of JONESBORO.
4. The actuaries for LOPFI have computed an initial employer contribution rate(s) to be paid by the City of JONESBORO to support the benefits paid by the Police Pension Fund and will provide eligible participants with the benefits described in Act 1197 of 1983 (applies to Police plans). The City of JONESBORO agrees to always remit payment at the level established by the actuaries for LOPFI.
5. The annual fee paid to LOPFI for administration of the Police Pension Fund shall not exceed one half (1/2) of one percent (1%) of the annual payroll of the Police Pension Fund and one percent (1%) of the average annual Police Pension Fund assets. However, this fee is subject to change by legislative action. The fiscal year shall be January 1 through December 31.

City of JONESBORO

Page 2 of 3

6. Benefits and member refunds shall be paid on the first business day of each month and in accordance with LOPFI procedures.
7. LOPFI covenants and agrees to provide the following services:
  - a. annual report including a statement of revenues and expenditures, reserve accounts, assets, and an investment summary.
  - b. investment of Police Pension Fund assets and the award of annual interest to the employer reserve account at the end of each fiscal year in an amount consistent with the interest awarded to other LOPFI employer accounts;
  - c. process retirement applications including determination of eligibility, calculation of service credit and benefit payment amounts, payment of benefits to eligible beneficiaries; and satisfaction of state and federal withholding requirements;
  - d. disability determinations, provided the employer submits appropriate materials for said determinations. All disability determinations shall conform to LOPFI procedures;
  - e. refund of member contributions to eligible terminating members;
  - f. all bookkeeping and records management; and
8. The City of JONESBORO covenants and agrees as follows:
  - a. upon execution of this Agreement all Police Pension Fund assets and records shall be transferred to LOPFI. In the sole discretion of LOPFI, certain investments may be allowed to mature to avoid penalties;
  - b. all employer and applicable employee contributions shall be remitted to LOPFI in time to be recorded by the tenth (10<sup>th</sup>) day of each month following the month in which services were rendered. Remittance shall be made in the manner and amounts prescribed by LOPFI, which shall include the use of electronic reporting and electronic payment;
  - c. the City of JONESBORO shall execute all documents required by LOPFI to aid in the administrative process;
  - d. all active members and beneficiaries of the Police Pension Fund have been deemed eligible pursuant to the standards prevailing at the time of the determination of eligibility. The parties agree that LOPFI is bound by any determination of eligibility or ineligibility made by the Board of Trustees of the Police Pension Fund as long as such determination(s) conform to state law. The Police Pension Fund and the City of JONESBORO indemnify and hold LOPFI harmless for any eligibility decisions made by the Police Pension Fund.
  - e. the City of JONESBORO has disclosed to LOPFI all pending claims, actions, suits, and threatened liabilities to the Police Pension Fund.

City of JONESBORO  
Page 3 of 3

- 9. Upon the passage of sixty (60) days following the execution of this document, unless rejected by the LOPFI Board of Trustees, this Agreement shall become permanent.
- 10. JONESBORO Police Pension and Relief Fund Board of Trustees' Resolution dated \_\_\_\_\_, 2012, and Ordinance No. \_\_\_\_\_, dated \_\_\_\_\_, 2012, of the City of JONESBORO, are incorporated by reference herein as though set forth word for word.

This Agreement executed in duplicate originals this \_\_\_ day of \_\_\_\_\_, 2012.

JONESBORO, ARKANSAS

BY: \_\_\_\_\_  
Chief Administrative Officer

ATTEST: \_\_\_\_\_

LOPFI BOARD OF TRUSTEES

BY: \_\_\_\_\_  
LOPFI Board Chairman

ATTEST: \_\_\_\_\_

LOPFI

LOPFI

**City of Jonesboro, Arkansas**  
**Analysis of LOPFI & Local Police Pension Fund Consolidation**  
**Fiscal Year 2012**

<b>Salary Assumptions Used for Future Calculations</b>				
<b>Year</b>	<b>Base Salary</b>	<b>Overtime</b>	<b>Incentive Pay</b>	<b>TOTAL PAY</b>
2012	\$ 5,731,469.82	\$ 150,000.00	\$ 450,000.00	\$ 6,331,469.82
2013	5,903,413.91	154,500.00	472,500.00	6,530,413.91
2014	6,080,516.33	159,135.00	496,125.00	6,735,776.33
2015	6,262,931.82	163,909.05	520,931.25	6,947,772.12
2016	6,450,819.78	168,826.32	546,977.81	7,166,623.91
2017	6,644,344.37	173,891.11	574,326.70	7,392,562.18
2018	6,843,674.70	179,107.84	603,043.04	7,625,825.58
2019	7,048,984.94	184,481.08	633,195.19	7,866,661.21
2020	7,260,454.49	190,015.51	664,854.95	8,115,324.95
2021	7,478,268.13	195,715.98	698,097.70	8,372,081.80
2022	7,702,616.17	201,587.46	733,002.58	8,637,206.21
2023	7,933,694.65	207,635.08	769,652.71	8,910,982.45
2024	8,171,705.49	213,864.13	808,135.35	9,193,704.97
2025	8,416,856.66	220,280.06	848,542.11	9,485,678.83
2026	8,669,362.36	226,888.46	890,969.22	9,787,220.04
2027	8,929,443.23	233,695.11	935,517.68	10,098,656.02
2028	9,197,326.53	240,705.97	982,293.56	10,420,326.06

**City of Jonesboro, Arkansas**  
**Analysis of LOPFI & Local Police Pension Fund Consolidation**  
**Fiscal Year 2012**

<b>Current LOPFI Police Plan</b>				
<b>Year</b>	<b>% of Payroll</b>	<b>LOPFI Payment</b>	<b>SIT Credit</b>	<b>General Fund</b>
2012	16.54%	\$ 1,047,225.11	\$ 626,963.88	\$ 420,261.23
2013	17.54%	1,145,434.60	563,649.18	581,785.42
2014	18.54%	1,248,812.93	498,345.04	750,467.89
2015	19.54%	1,357,594.67	430,987.28	926,607.39
2016	20.54%	1,472,024.55	361,509.56	1,110,514.99
2017	20.54%	1,518,432.27	607,372.91	911,059.36
2018	20.54%	1,566,344.57	626,537.83	939,806.74
2019	20.54%	1,615,812.21	646,324.89	969,487.33
2020	20.54%	1,666,887.75	666,755.10	1,000,132.65
2021	20.54%	1,719,625.60	687,850.24	1,031,775.36
2022	20.54%	1,774,082.16	709,632.86	1,064,449.29
2023	20.54%	1,830,315.79	732,126.32	1,098,189.48
2024	20.54%	1,888,387.00	755,354.80	1,133,032.20
2025	20.54%	1,948,358.43	779,343.37	1,169,015.06
2026	20.54%	2,010,295.00	804,118.00	1,206,177.00
2027	20.54%	2,074,263.95	829,705.58	1,244,558.37
2028	20.54%	2,140,334.97	856,133.99	1,284,200.98
<b>Totals</b>		<b>\$ 28,024,231.57</b>	<b>\$ 11,182,710.82</b>	<b>\$ 16,841,520.75</b>

**City of Jonesboro, Arkansas**  
**Analysis of LOPFI & Local Police Pension Fund Consolidation**  
**Fiscal Year 2012**

Combine Old Police Plan and Current LOPFI Police Plan						
Year	% of Payroll	Payment to LOPFI	SIT Credit	Property Tax	Fines	General Fund
2012	20.11%	\$ 1,273,258.58	\$ 626,963.88	\$ 475,000.00	\$ 131,000.00	\$ 40,294.70
2013	21.11%	1,378,570.38	563,649.18	475,000.00	131,000.00	208,921.20
2014	22.11%	1,489,280.15	498,345.04	475,000.00	131,000.00	384,935.10
2015	23.11%	1,605,630.14	430,987.28	475,000.00	131,000.00	568,642.86
2016	24.11%	1,727,873.02	361,509.56	475,000.00	131,000.00	760,363.47
2017	24.11%	1,782,346.74	607,372.91	475,000.00	131,000.00	568,973.83
2018	24.11%	1,838,586.55	626,537.83	475,000.00	131,000.00	606,048.72
2019	24.11%	1,896,652.02	646,324.89	475,000.00	131,000.00	644,327.13
2020	24.11%	1,956,604.85	666,755.10	475,000.00	131,000.00	683,849.75
2021	24.11%	2,018,508.92	687,850.24	475,000.00	131,000.00	724,658.68
2022	24.11%	2,082,430.42	709,632.86	475,000.00	131,000.00	766,797.55
2023	24.11%	2,148,437.87	732,126.32	475,000.00	131,000.00	810,311.55
2024	24.11%	2,216,602.27	755,354.80	475,000.00	131,000.00	855,247.47
2025	24.11%	2,286,997.17	779,343.37	475,000.00	131,000.00	901,653.79
2026	24.11%	2,359,698.75	804,118.00	475,000.00	131,000.00	949,580.75
2027	24.11%	2,434,785.97	829,705.58	475,000.00	131,000.00	999,080.39
2028	20.54%	2,140,334.97	856,133.99	475,000.00	131,000.00	678,200.98
<b>Totals</b>		<b>\$ 32,636,598.75</b>	<b>\$ 11,182,710.82</b>	<b>\$ 8,075,000.00</b>	<b>\$ 2,227,000.00</b>	<b>\$ 11,151,887.93</b>

**City of Jonesboro, Arkansas**  
**Analysis of LOPFI & Local Police Pension Fund Consolidation**  
**Fiscal Year 2012**

<b>Estimated Savings by Combining Plans</b>			
<b>Year</b>	<b>Current Plan</b>	<b>Combined Option</b>	<b>Difference</b>
2012	\$ 420,261.23	\$ 40,294.70	\$ 379,966.53
2013	581,785.42	208,921.20	372,864.22
2014	750,467.89	384,935.10	365,532.78
2015	926,607.39	568,642.86	357,964.54
2016	1,110,514.99	760,363.47	350,151.53
2017	911,059.36	568,973.83	342,085.53
2018	939,806.74	606,048.72	333,758.03
2019	969,487.33	644,327.13	325,160.19
2020	1,000,132.65	683,849.75	316,282.90
2021	1,031,775.36	724,658.68	307,116.68
2022	1,064,449.29	766,797.55	297,651.74
2023	1,098,189.48	810,311.55	287,877.93
2024	1,133,032.20	855,247.47	277,784.73
2025	1,169,015.06	901,653.79	267,361.27
2026	1,206,177.00	949,580.75	256,596.24
2027	1,244,558.37	999,080.39	245,477.98
2028	1,284,200.98	678,200.98	606,000.00
<b>Totals</b>	<b>\$ 16,841,520.75</b>	<b>\$ 11,151,887.93</b>	<b>\$ 5,689,632.82</b>



## Legislation Details (With Text)

<b>File #:</b>	ORD-12:054	<b>Version:</b>	1	<b>Name:</b>	Abandonment along Parkwood and Stadium
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	First Reading
<b>File created:</b>	9/20/2012	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A GAS EASEMENT FOR THE PURPOSE OF THE RE-ALIGNMENT OF THE EASEMENT FOR PROPERTY LOCATED AT THE CORNER OF PARKWOOD AND STADIUM AS REQUESTED BY MIKE EBBERT				
<b>Sponsors:</b>					
<b>Indexes:</b>	Abandonment				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Abandonment information</a> <a href="#">Engineering Letter</a> <a href="#">Petition</a> <a href="#">Planning Letter</a> <a href="#">Plat</a> <a href="#">Utility letters</a>				

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

title  
AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A GAS EASEMENT FOR THE PURPOSE OF THE RE-ALIGNMENT OF THE EASEMENT AND DECLARING AN EMERGENCY BY THE CITY COUNCIL FOR THE PURPOSE OF EXPEDITING SCHEDULED CONTRUCTION  
body  
CRAIGHEAD COUNTY, JONESBORO, ARKANSAS

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

SECTION ONE: The City of Jonesboro, Arkansas, hereby releases, vacates and abandons all of its rights, together with the rights of the public generally, in and to an easement as follows:

DESCRIPTION:

THAT PART OF A 10 F00T UNSPECIFIED EASEMENT BEING THE WEST 10 FEET, OF LOT 1 IN BLOCK "A" OF FAIRVIEW ACRES SUBDIVISION IN THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN DEED RECORD 123, PAGE 126, SUBJECT TO BILL OF ASSURANCE IN DEED RECORD 149, PAGE 98, AT JONESBORO, ARKANSAS, AND TO EASEMENTS AS SHOWN ON SAID PLAT; (3004 PARKWOOD). LESS AND EXCEPT THE NORTH 10 FEET THERE OF.

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

SECTION TWO: A copy of the ordinance duly certified by the City Clerk shall be filed in the office of the



recorder of Craighead County, Arkansas and shall be filed in the Deed Records of such office.

SECTION THREE: It is further found that due to the immediate need of the affected property owner to record this new easement, and the re-platted parcels affected by the described private improvements and to expedite scheduled construction, an emergency is declared to exist and this ordinance should take effect from and after its passage and approval.

# MOONEY LAW FIRM, P.A.

ATTORNEYS AT LAW

401 S. MAIN - P. O. BOX 1428

JONESBORO, ARKANSAS 72403-1428

WEBSITE: WWW.MLFARK.COM

PHONE: 870-935-5847

FAX: 870-935-4438

-----  
Email: smooney@mlfark.com

CHARLES M. MOONEY, SR.  
CHARLES M. MOONEY, JR.

CLARKE MIXON  
JAMES R. BARR

September 12, 2012

Via email: Ospriggs@jonesboro.org

Otis Sprigs

Re: gas easement

---

Dear Otis:

Attached please find a Petition to vacate, a Resolution to set public hearing and an ordinance to vacate, which I discussed with you this morning. Mike Ebbert is obtaining a plat, which will be attached to the documents and we will forward to you.

I understand that you are contacting the other utility companies and will notify the City Clerk in order to get the project on the council docket for the next council meeting.

Please advise me as to the amount of cash deposit you need and I will have Mike Ebbert to furnish the same. I will have Mike deliver the plat and deposit to you and he can sign the petition in your office.

Cordially Yours,

MOONEY LAW FIRM, P.A.



Charles M. Mooney, Sr.

CMMsr: bd  
Enclosed-stated  
C/c: Mike Ebbert

**PETITION TO VACATE**

PETITION TO VACATE AN: Gas Easement

LOCATED AT: Along Stadium Blvd. and Parkwood,  
City of Jonesboro, Arkansas

TO: The Honorable Harold Perrin, Mayor, and the members of the Jonesboro City Council

We, the undersigned, being all the owners of the real estate of or adjacent (to) the gas easement to be vacated hereinafter sought to be abandoned and vacated, lying in Jonesboro, Arkansas, a municipal corporation, petition to vacate an which is described as follows:

Legal Description: See Attached Exhibit "A"

That the real estate affected by said abandonment of the gas easement, which is located at Stadium and Parkwood, to the City of Jonesboro, Arkansas, a certified copy of the original plat located in the Circuit Clerk's Office for the County of Craighead, State of Arkansas, is attached hereto, and made a part hereof as though set out herein word for word.

Petitioners state that the above described real estate will not adversely affect the public interest and welfare and would also not be adversely affected by the abandonment of the above described gas easement.

The petitioners recommend that the City of Jonesboro, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

WHEREFORE, the undersigned petitioners respectfully recommend that the governing body of the City of Jonesboro, Arkansas, abandon and vacate the above described real estate, subject to said utility easements and as to that particular land the owner be free from the easements of the public for the use of said real gas easement.

Dated this \_\_\_ day of September, 2012.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

**AN ORDINANCE TO VACATE AND ABANDON  
A PORTION OF A GAS EASEMENT FOR THE  
PURPOSE OF THE RE-ALIGNMENT OF THE EASEMENT**

CRAIGHEAD COUNTY, JONESBORO, ARKANSAS

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

SECTION ONE: The City of Jonesboro, Arkansas, hereby releases, vacates and abandons all of its rights, together with the rights of the public generally, in and to an easement as follows:

DESCRIPTION: See Attached Exhibit "A".

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

SECTION TWO: It is further found that due to the immediate need of the affected property owner to record this new easement, and re-platted parcels affected by the described private improvements.

SECTION THREE: A copy of the ordinance duly certified by the City Clerk shall be filed in the office of the recorder of Craighead County, Arkansas and shall be filed in the Deed Records of such office.

RESOLUTION TO SET A PUBLIC HEARING  
REGARDING THE CAVATING OF A PORTION OF AND  
EXISTING GAS EASEMENT BY THE JONESBORO CITY COUNCIL

WHEREAS, the Honorable Harold Perrin, Mayor has a petition with the City Clerk of the City of Jonesboro, Arkansas, requesting that the City vacates, abandons and relocates all of its rights, together with the rights of the public generally, in and to gas easement, as described as follows:

See Attached Exhibit "A".

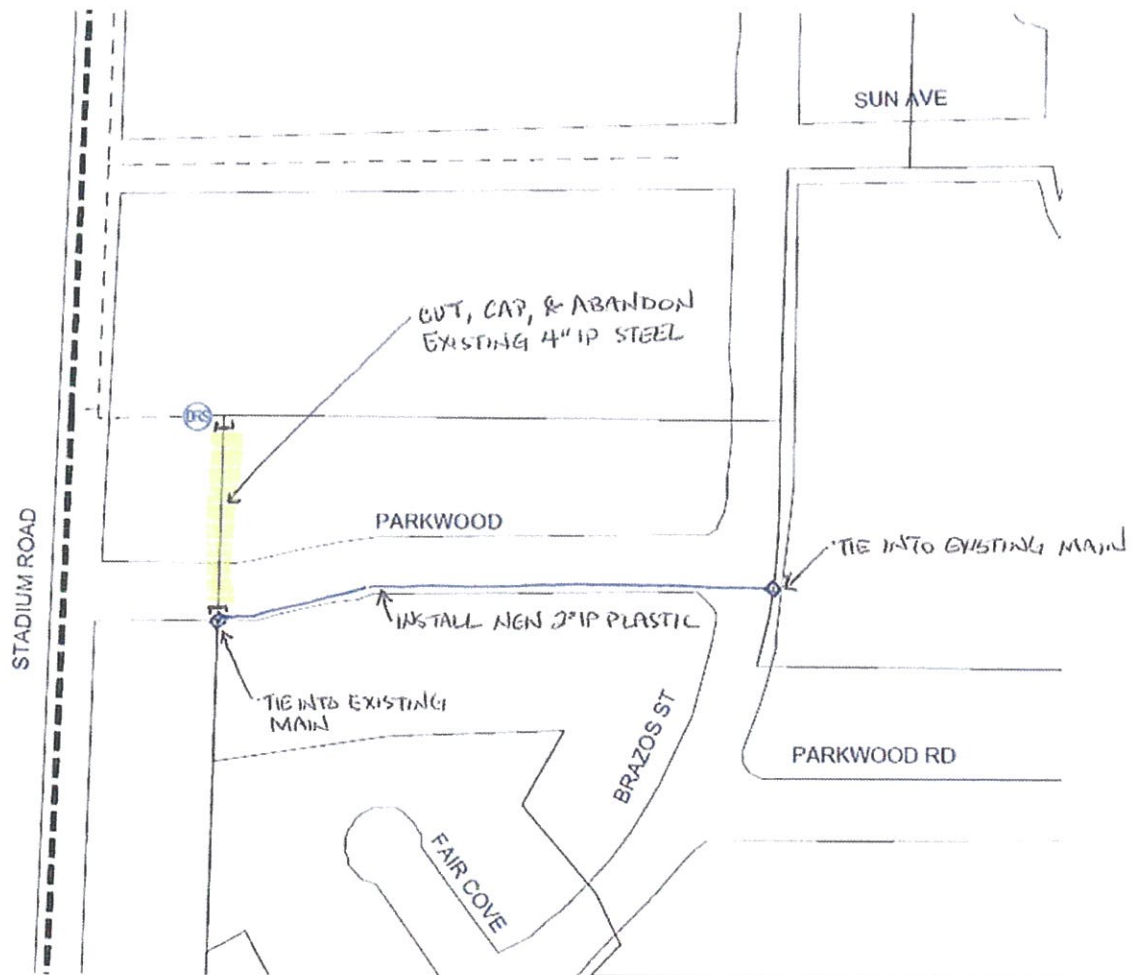
Be vacated and abandoned; AND

WHEREAS, the petition has been presented to the City Council for the City of Jonesboro, Arkansas; AND

WHEREAS, Arkansas Code Annotated §14-301-302; requires two weeks public notice before the above right of way can be vacated and abandoned;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jonesboro, Arkansas, that the City Clerk is directed to publish a notice once a week for two consecutive weeks advising the public of the request mentioned above and this matter will be heard before the City Council on \_\_\_\_\_, at \_\_\_p.m. o'clock in the Council Chambers, 900 West Monroe, Jonesboro, Arkansas.

ATTACHMENT A

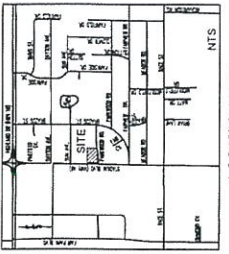


REVISION TO LOCK	
A. SITE	10/20/11
B. CITY SUBMITTAL	11/15/11



**SITE DEVELOPMENT PLANS**  
for  
**CONCORD PROPERTIES INC.**  
14000 ROAD AND STADIUM BOULEVARD, JOHNSBORO, ARKANSAS

PROJECT NAME: **CONCORD PROPERTIES**  
SHEET TITLE: **CONDITIONS & DEMOLITION PLAN**  
SHEET NUMBER: **2**  
PROJECT NUMBER: **12010CPI**  
DATE: **8/24/12**



**LEGEND:**

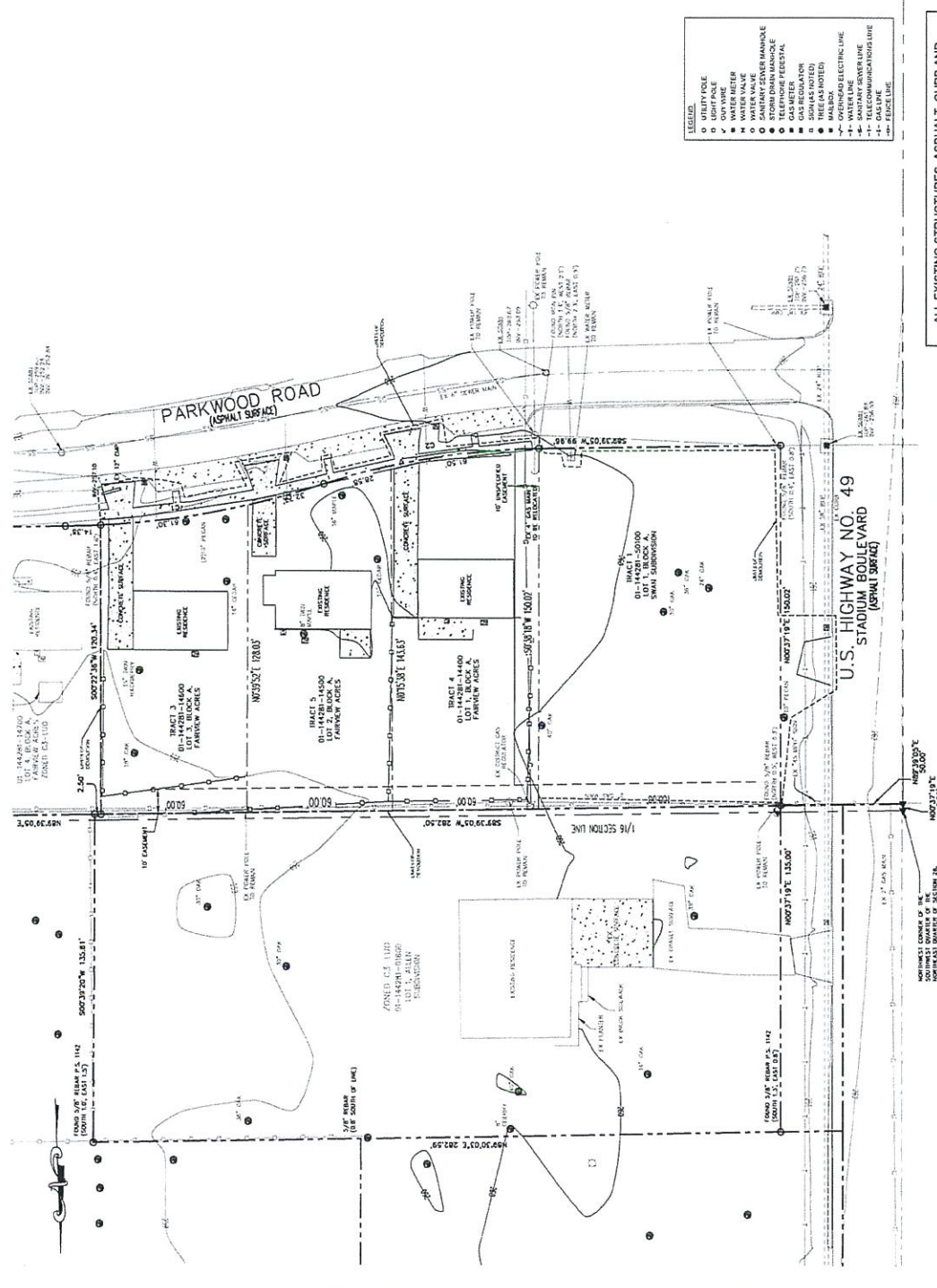
- UTILITY POLE
- LIGHT POLE
- WATER METER
- WATER METER
- WATER VALVE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- GAS REGULATOR
- SIGN AS NOTED
- SIGN AS NOTED
- MAILBOX
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- TELECOMMUNICATIONS LINE
- FENCE LINE

**REVISIONS:**

1. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
2. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
3. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
4. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
5. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
6. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
7. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
8. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
9. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.
10. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LITTLE ROCK ZONING ORDINANCE, CHAPTER 17.00, AND THE CITY OF LITTLE ROCK SUBDIVISION ACT, CHAPTER 17.01.

**ARKANSAS ONE CALL**  
800-488-6868  
1-800-482-6998

GRAPHIC SCALE  
SCALE 1" = 20'



- LEGEND:**
- UTILITY POLE
  - LIGHT POLE
  - WATER METER
  - WATER METER
  - WATER VALVE
  - SANITARY MANHOLE
  - STORM DRAIN MANHOLE
  - TELEPHONE MANHOLE
  - GAS REGULATOR
  - SIGN AS NOTED
  - SIGN AS NOTED
  - MAILBOX
  - OVERHEAD ELECTRIC LINE
  - SANITARY SEWER LINE
  - TELECOMMUNICATIONS LINE
  - FENCE LINE

ALL EXISTING STRUCTURES, ASPHALT, CURB AND DRIVEWAYS SHALL BE DEMOLISHED AND REMOVED FROM SITE.

ALL EXISTING TREES SHALL BE REMOVED FROM SITE.

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	106.61	17328	356.974671	107.99	
C2	30.8	29248	172800	356.950814	312.9

THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST



City of Jonesboro  
Engineering Department  
Huntington Building  
PO Box 1845  
307 Vine Street  
Jonesboro, AR 72401  
Phone: (870) 932-2438

September 13, 2012

Mr. Michael Boggs, PE  
Haywood, Kenward, Bare & Associates, Inc.  
1801 Latourette Drive  
Jonesboro, AR 72404

RE: Easement Abandonment

Dear Mr. Boggs,

The City of Jonesboro Engineering Department concurs with the abandonment of an easement being described as: THAT PART OF A 10 FOOT UNSPECIFIED EASEMENT BEING THE WEST 10 FEET, OF LOT 1 IN BLOCK "A" OF FAIRVIEW ACRES SUBDIVISION IN THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN DEED RECORD 123, PAGE 126, SUBJECT TO BILL OF ASSURANCE IN DEED RECORD 149, PAGE 98, AT JONESBORO, ARKANSAS, AND TO EASEMENTS AS SHOWN ON SAID PLAT; (3004 PARKWOOD). LESS AND EXCEPT THE NORTH 10 FEET THERE OF.

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

Sincerely,

A handwritten signature in black ink, appearing to read "CL", is written over the word "Sincerely,".

Craig Light, PE CFM  
City Engineer



**PETITION TO VACATE**

PETITION TO VACATE AN: Gas Easement

LOCATED AT: Along Stadium Blvd. and Parkwood,  
City of Jonesboro, Arkansas

TO: The Honorable Harold Perrin, Mayor, and the members of the Jonesboro City Council

We, the undersigned, being all the owners of the real estate of or adjacent (to) the gas easement to be vacated hereinafter sought to be abandoned and vacated, lying in Jonesboro, Arkansas, a municipal corporation, petition to vacate an which is described as follows:

Legal Description: See Attached Exhibit "A"

That the real estate affected by said abandonment of the gas easement, which is located at Stadium and Parkwood, to the City of Jonesboro, Arkansas, a certified copy of the original plat located in the Circuit Clerk's Office for the County of Craighead, State of Arkansas, is attached hereto, and made a part hereof as though set out herein word for word.

Petitioners state that the above described real estate will not adversely affect the public interest and welfare and would also not be adversely affected by the abandonment of the above described gas easement.

The petitioners recommend that the City of Jonesboro, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

WHEREFORE, the undersigned petitioners respectfully recommend that the governing body of the City of Jonesboro, Arkansas, abandon and vacate the above described real estate, subject to said utility easements and as to that particular land the owner be free from the easements of the public for the use of said real gas easement.

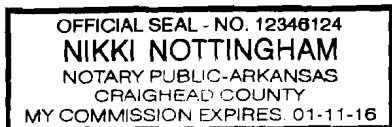
Dated this 13<sup>TH</sup> day of September, 2012.

Nike Ebbert  
Printed Name

[Signature]  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature



Signed before me, Nikki Nottingham,  
this 13<sup>TH</sup> day of September, 2012.

Nikki Nottingham



PLANNING & ZONING DEPARTMENT



307 Vine Street  
Jonesboro, AR 72401  
(870) 932-0406 Voice  
(870) 336-3036 Fax  
www.jonesboro.org

September 13, 2012

Re: Gas Line Easement/Abandonment – Mike Ebbert for Verizon as described below:

THAT PART OF A 10 FOOT UNSPECIFIED EASEMENT BEING THE WEST 10 FEET, OF LOT 1 IN BLOCK "A" OF FAIRVIEW ACRES SUBDIVISION IN THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN DEED RECORD 123, PAGE 126, SUBJECT TO BILL OF ASSURANCE IN DEED RECORD 149, PAGE 98, AT JONESBORO, ARKANSAS, AND TO EASEMENTS AS SHOWN ON SAID PLAT; (3004 PARKWOOD). LESS AND EXCEPT THE NORTH 10 FEET THERE OF.

**Gas Utility Easement Only- Centerpoint Energy Gas Easement Only.**

**To Whom It May Concern,**

The City of Jonesboro Planning Department has received your request to abandon the gas utility easement described on the petition and drawings provided by your representatives- HKB, Inc.

The Planning Department has no objection to this abandonment request and it will not cause any further incompliance with the Zoning or Subdivision Regulations.

If you require any additional information, please advise us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs".

Otis T. Spriggs AICP  
Planning Director, City Jonesboro, AR

01-144281-01600  
LOT 1, ALLEN SUBDIVISION

NORTHWEST CORNER OF LOT 1,  
BLOCK A, SWAN SUBDIVISION

LESS AND EXCEPT

FOUND 5/8" REBAR  
(NORTH 0.5', WEST 0.3')

50' R.O.W.

10' UNSPECIFIED  
EASEMENT

**TRACT 1**  
01-144281-50100  
LOT 1, BLOCK A,  
SWAN SUBDIVISION

**TRACT 2**  
01-144281-14400  
LOT 1, BLOCK A,  
FAIRVIEW ACRES

10' UNSPECIFIED EASEMENT  
(FUTURE ABANDONMENT  
AND RELOCATION)

FOUND IRON PIN  
(NORTH 1.4', WEST 2.1')  
FOUND 5/8" REBAR  
(NORTH 2.3', EAST 0.9')

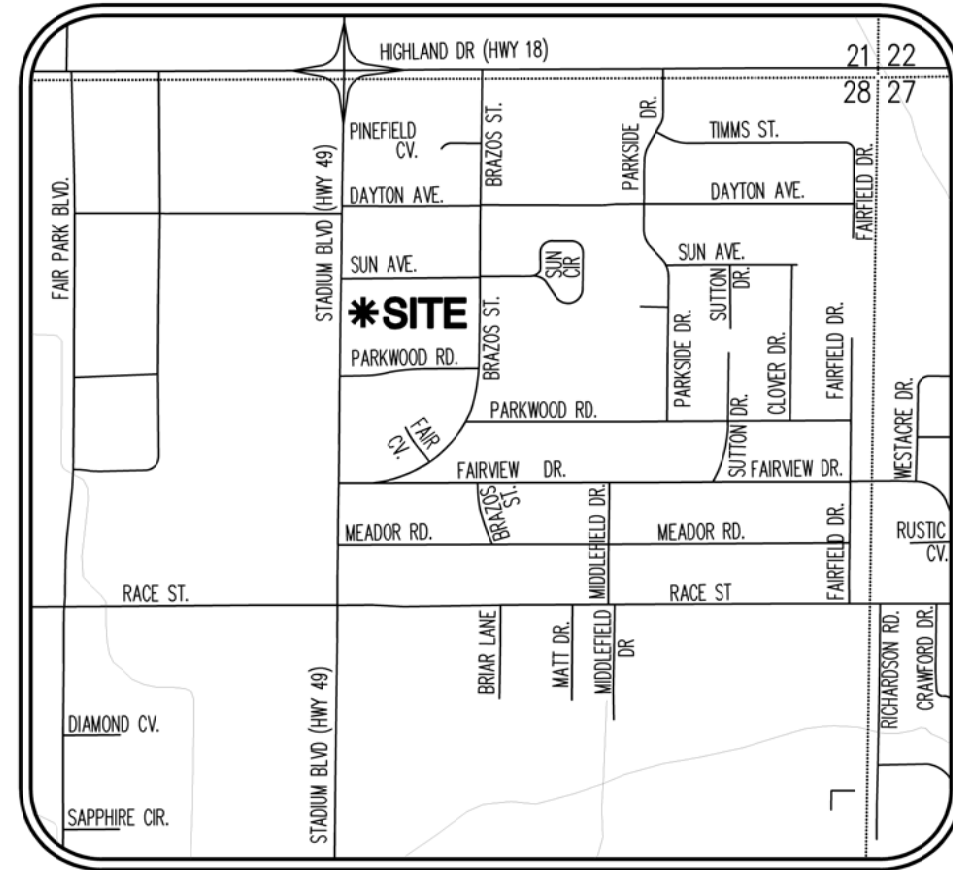
FOUND 5/8" REBAR  
(SOUTH 0.4', EAST 0.8')

50' R.O.W.

30' R.O.W.

**PARKWOOD ROAD**  
(☒ ASPHALT SURFACE)

**U.S. HIGHWAY NO. 49**  
**STADIUM BOULEVARD**  
(☒ ASPHALT SURFACE)

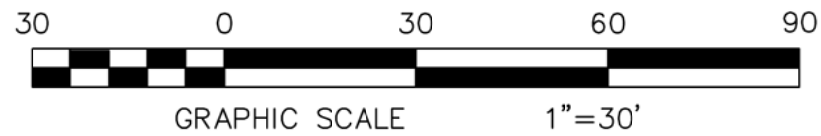


**VICINITY MAP**  
(NOT TO SCALE)



**EASEMENT TO BE ABANDONED:**

THAT PART OF A 10 FOOT UNSPECIFIED EASEMENT BEING THE WEST 10 FEET, OF LOT 1 IN BLOCK "A" OF FAIRVIEW ACRES SUBDIVISION IN THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN DEED RECORD 123, PAGE 126, SUBJECT TO BILL OF ASSURANCE IN DEED RECORD 149, PAGE 98, AT JONESBORO, ARKANSAS, AND TO EASEMENTS AS SHOWN ON SAID PLAT; (3004 PARKWOOD). LESS AND EXCEPT THE NORTH 10 FEET THERE OF.



COPYRIGHT 2012, ALL RIGHTS RESERVED	CLIENT <b>EBBERT RENTALS</b>	<b>EASEMENT ABANDONMENT</b>	REVISIONS	
			DATE	BY
			SURVEY INDEX CODE	
			PROJECT NO. E010-0002	
			DRAWN BY MAB	CHECKED BY MAB
			SHEET 1 OF 1	SCALE 1"=30'
			DATE 9/13/12	DRAWING NO.
<b>HAYWOOD, KENWARD, BARE &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERING — SURVEYING — PLANNING 1801 LATOURETTE DRIVE JONESBORO, ARKANSAS 72404 TEL 870-932-2019 FAX 870-932-1076				

## Otis Spriggs

---

**From:** COLE, CYNTHIA A [cc3290@att.com]  
**Sent:** Wednesday, September 12, 2012 2:50 PM  
**To:** Otis Spriggs  
**Subject:** RE: VerizonEasementPlat.pdf - Adobe Acrobat Standard

Otis,

As a representative for ATT, I have no problem with the north/south easement you have indicated being release. We will need to need to maintain the easement that runs east and west on the north side of the property due to existing pole line.

Any questions please feel free to contact me.

*Cindy Cole*

*Mgr Eng Design*

*723 S. Church St. B-27*

*Jonesboro, AR 72401*

*Office: 870 972-7600*

*E-mail: [cc3290@att.com](mailto:cc3290@att.com)*

**From:** Otis Spriggs [mailto:OSpriggs@jonesboro.org]  
**Sent:** Wednesday, September 12, 2012 10:52 AM  
**To:** Margaret Norris@CWL; COLE, CYNTHIA A; john.faine@suddenlink.com  
**Subject:** FW: VerizonEasementPlat.pdf - Adobe Acrobat Standard

This appears to be a Gas easement at Parkwood and Stadium by Centerpoint Energy who has agreed to the abandonment. Is this an easement that your agency can waive/approve of? The clients for Verizon are trying expedite a deadline of tomorrow at 10:00 AM. Please assist. See ATTACHMENT...

Thanks

Otis Spriggs  
932-0406

**From:** Otis Spriggs  
**Sent:** Wednesday, September 12, 2012 10:13 AM  
**To:** 'mboggs@hkbinc.com'  
**Subject:** VerizonEasementPlat.pdf - Adobe Acrobat Standard

## Otis Spriggs

---

**From:** Margaret Norris [mnorris@jonesborocwl.org]  
**Sent:** Thursday, September 13, 2012 8:35 AM  
**To:** Otis Spriggs  
**Cc:** gmcdaniel@jonesborocwl.org  
**Subject:** EASEMENT ABANDONMENT

Otis:

It does not appear that CWL has any utilities in the existing easement on the east side of 2212 Stadium. There is an existing pole & anchor guy wire along the R-O-W that would need to remain.

Please let me know if you have any questions.

Thanks,  
Margaret



## Legislation Details (With Text)

<b>File #:</b>	ORD-12:055	<b>Version:</b>	1	<b>Name:</b>	Abandonment for NEA Baptist Hospital
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	First Reading
<b>File created:</b>	9/20/2012	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A 20' PUBLIC DRAINAGE EASEMENT FOR THE PURPOSE OF THE RE-ALIGNMENT OF THE EASEMENT AS REQUESTED BY NEA BAPTIST HOSPITAL				
<b>Sponsors:</b>					
<b>Indexes:</b>	Abandonment				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Engineering Letter</a> <a href="#">Petition to Vacate</a> <a href="#">Planning Letter</a> <a href="#">Revised Drainage Easement NEA Baptist Jonesboro</a> <a href="#">Signed Easement Plat (1 of 2)</a> <a href="#">Signed Easement Plat (2 of 2)</a> <a href="#">Vacation Letter</a>				

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

title  
AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A 20' PUBLIC DRAINAGE EASEMENT FOR THE PURPOSE OF THE RE-ALIGNMENT OF THE EASEMENT.  
body  
CRAIGHEAD COUNTY, JONESBORO, ARKANSAS.

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

SECTION ONE: The City of Jonesboro, Arkansas, hereby releases, vacates and abandons all of its rights, together with the rights of the public generally, in and to the part of Parcel A and Parcel E, designated as follows:

DESCRIPTION:  
A PORTION OF AN EXISTING DRAINAGE EASEMENT FOR THE PURPOSE OF RE-ALIGNMENT. THIS DRAINAGE EASEMENT ABANDONMENT IS NECESSARY BECAUSE OF THE NEW LOCATION OF THE PROPOSED CANCER CENTER AND WILL CAUSE THE RELOCATION OF THE DRAINAGE EASEMENT. SEE ATTACHED REPLAT OF PARCELS A AND E OF FINAL PLAT OF NEA BAPTIST MEMORIAL HEALTHCARE, LLC.

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

SECTION TWO: It is further found that due to the immediate need of the affected property owner to record this new easement, and re-platted parcels affected by the described private improvements.

SECTION THREE: A copy of the ordinance duly certified by the City Clerk shall be filed in the office of the recorder of Craighead County, Arkansas and shall be filed in the Deed Records of such office.



**City of Jonesboro  
Engineering Department  
Huntington Building  
PO Box 1845  
307 Vine Street  
Jonesboro, AR 72401  
Phone: (870) 932-2438**

September 13, 2012

Mr. Brian Tenkhoff  
Askew, Hargraves, Harcourt & Associates, Inc.  
3009 Davies Plantation Road  
Lakeland, TN 38002

RE: Drainage Abandonment/Relocation Only

Dear Mr. Tenkhoff,

The City of Jonesboro Engineering Department concurs with the abandonment and relocation of a drainage easement for the NEA Baptist Memorial Healthcare, LLC as described by the plat provided by Askew, Hargraves, Harcourt & Associates, Inc. dated August 2009.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Light".

Craig Light, PE CFM  
City Engineer



**PETITION TO VACATE**

PETITION TO VACATE AN Drainage Easement  
LOCATED AT 4800 East Johnson Avenue CITY OF JONESBORO, ARKANSAS.

TO: The Honorable Harold Perrin, Mayor, and members of the Jonesboro City Council

We, the undersigned, being all the owners of the real estate of or adjacent (to) the Drainage Easement  
to be vacated hereinafter sought to be abandoned and vacated, lying in Drainage Easement  
Jonesboro, Arkansas, a municipal corporation, petition to vacate an  
which is described as follows:

Legal Description

*[Large empty box for legal description]*

That the real estate affected by said abandonment of the Drainage Easement is  
Location 4800 East Johnson Avenue to the City of Jonesboro, Arkansas, a certified copy of the original plat located  
in the Circuit Clerk's Office for the County of Craighead, State of Arkansas, is  
attached hereto, and made a part hereof as though set out herein word for word.

Petitioners state that the above described real estate will not adversely affect the public interest and welfare and would also  
not be adversely affected by the abandonment of the above described Drainage Easement

The petitioners recommend that the City of Jonesboro, Arkansas, abandon and vacate the above described real estate,  
subject, however, to the existing utility easements as required, and that the above described real estate be used for their  
respective benefit and purpose as now approved by law.

WHEREFORE, the undersigned petitioners respectfully recommend that the governing body of the City of Jonesboro,  
Arkansas, abandon and vacate the above described real estate, subject to said utility easements and as to that particular land  
the owner be free from the easements of the public for the use of said real Drainage Easement

Dated this 17<sup>th</sup> day of April, 2012

JAEKIE EUBANKS Printed Name Jaekie Eubanks Signature

Mary J. Suarez Printed Name Mary J. Suarez Signature



My Commission Expires: February 15, 2016



**PLANNING & ZONING DEPARTMENT**



307 Vine Street  
Jonesboro, AR 72401  
(870) 932-0406 Voice  
(870) 336-3036 Fax  
www.jonesboro.org

September 13, 2012

Re: Drainage Easement/Abandonment – NEA Baptist Memorial Hospital-E. Johnson

Description of a 20 foot wide drainage easement being a portion of Parcel A and Parcel E, Final Plat of NEA Baptist Memorial Healthcare, LLC., said easement being situated in Section 2, Township 14 North, Range 4 East, and being located in Craighead County, Jonesboro, Arkansas.

**No Utility Easements Applicable: This Is Drainage Only**

**To Whom It May Concern,**

The City of Jonesboro Planning Department has received your request to abandon the drainage easement described on the petition and drawings provided by your representatives- A2H, Inc.

The Planning Department has no objection to this abandonment request and it will not cause any further incompliance with the Zoning or Subdivision Regulations.

If you require any additional information, please advise us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs".

Otis T. Spriggs AICP  
Planning Director, City Jonesboro, AR

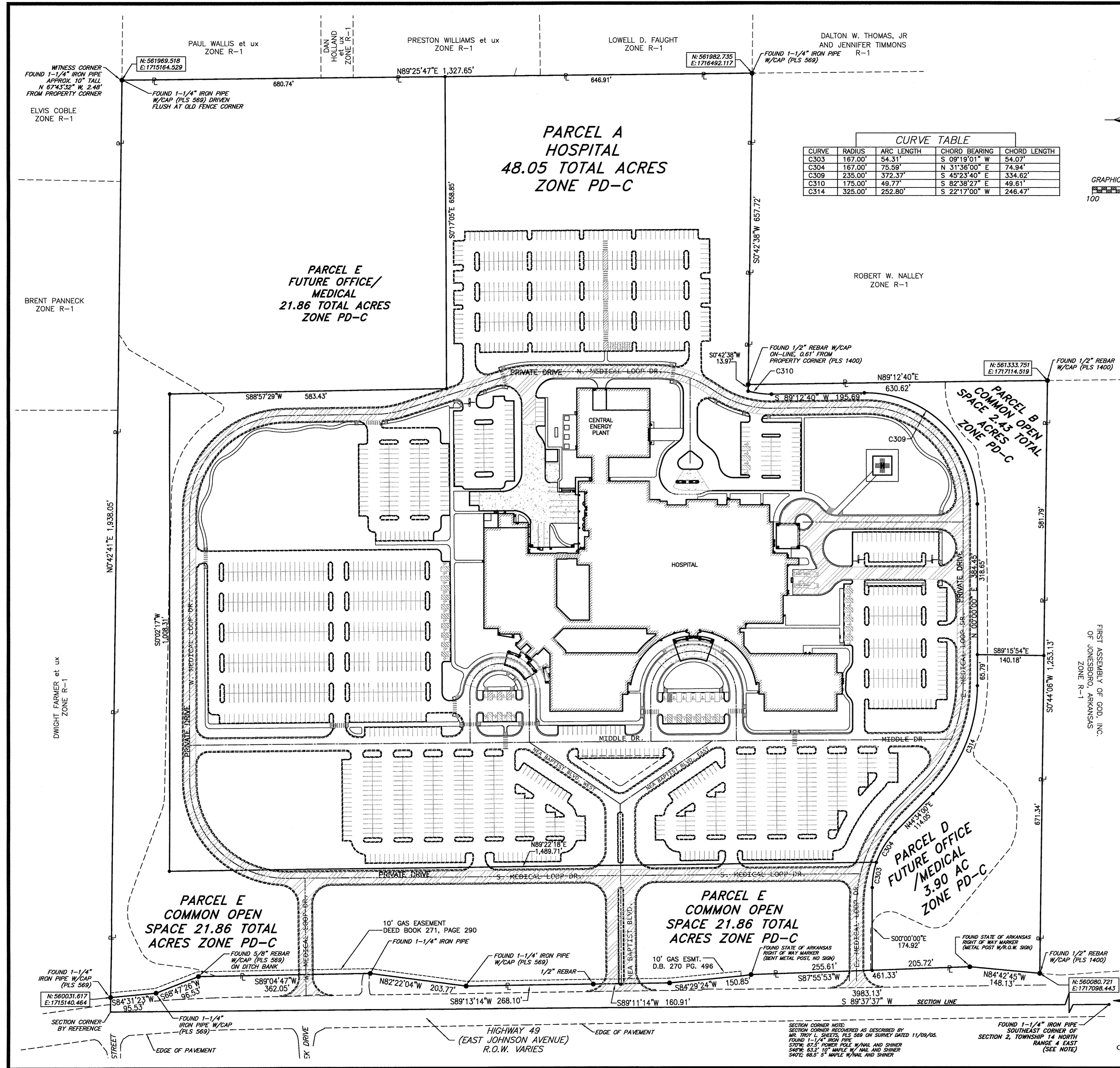
**TURNING POINT LAND SURVEYS**

P.O. Box 455 : Brighton, TN 38011  
office: 901.837.6273 fax: 901.592.0977  
[tnsurveyor@bigriver.net](mailto:tnsurveyor@bigriver.net)  
[www.turningpointlandsurveys.com](http://www.turningpointlandsurveys.com)

Description of a 20 foot wide drainage easement being a portion of Parcel A and Parcel E, Final Plat of NEA Baptist Memorial Healthcare, LLC., said easement being situated in Section 2, Township 14 North, Range 4 East, and being located in Craighead County, Jonesboro, Arkansas.

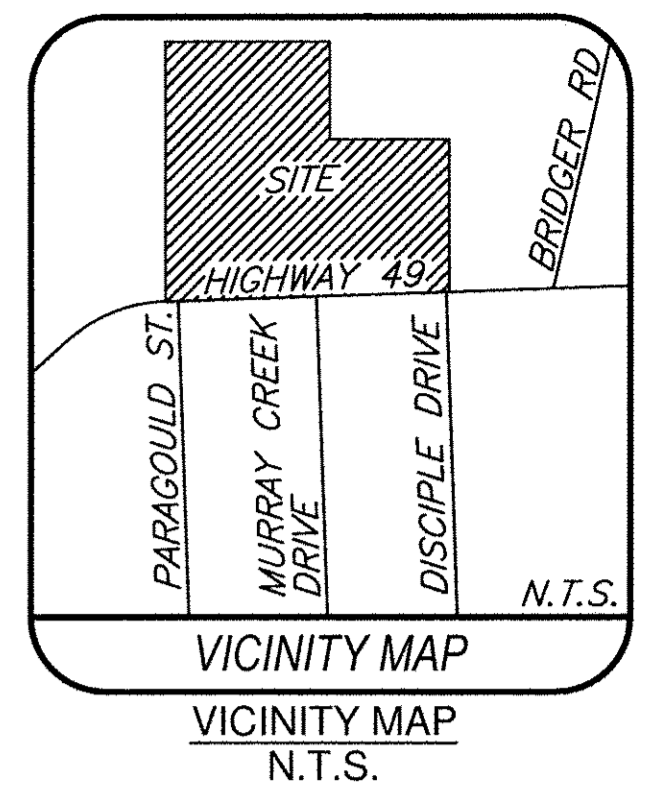
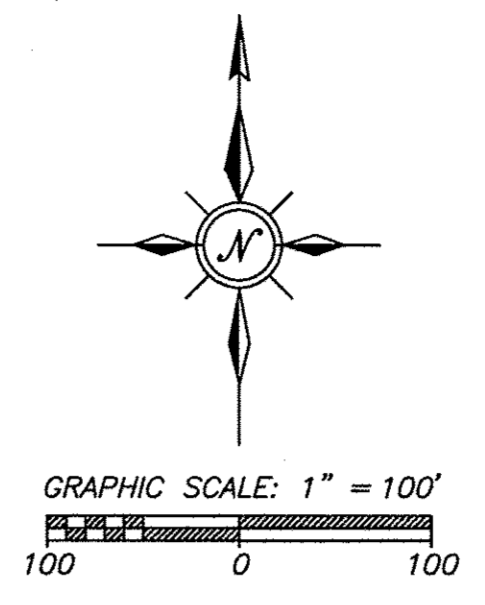
Commencing at the northernmost northeast corner of Parcel A of the Final Plat of the NEA Baptist Memorial Healthcare, LLC as recorded in Book C Page 215 of the Craighead County Circuit Court, thence South 89 degrees 25 minutes 47 seconds West, a distance of 489.70 feet to the Point of Beginning; thence South 29 degrees 55 minutes 04 seconds West a distance of 120.40 feet to a point; thence South 38 degrees 48 minutes 28 seconds West a distance of 83.98 to a point of curvature; thence with a curve turning to the right with an arc length of 69.39 feet, with a radius of 543.02 feet, with a chord bearing of South 43 degrees 26 minutes 04 seconds West, with a chord length of 69.34 feet to a point of compiund curvature; thence with a compound curve turning to the right with an arc length of 82.37 feet, with a radius of 110.00 feet, with a chord bearing of South 68 degrees 32 minutes 51 seconds West, with a chord length of 80.46 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 160.24 feet to a point of curvature; thence with a curve turning to the left with an arc length of 299.17 feet, with a radius of 240.00 feet, with a chord bearing of South 54 degrees 17 minutes 19 seconds West, with a chord length of 280.18 feet; thence South 18 degrees 34 minutes 38 seconds West a distance of 164.76 feet to a point; thence South 79 degrees 09 minutes 12 seconds West a distance of 123.65 feet to a point; thence North 59 degrees 32 minutes 42 seconds West a distance of 30.30 feet to a point; thence North 79 degrees 09 minutes 12 seconds East a distance of 135.17 feet to a point; thence North 18 degrees 26 minutes 49 seconds East a distance of 152.28 feet to a point; thence with a curve turning to the right with an arc length of 324.70 feet, with a radius of 260.00 feet, with a chord bearing of North 54 degrees 13 minutes 25 seconds East, with a chord length of 304.01 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 160.21 feet to a point of curvature; thence with a curve turning to the left with an arc length of 67.39 feet, with a radius of 90.00 feet, with a chord bearing of North 68 degrees 32 minutes 51 seconds East, with a chord length of 65.83 feet to a point of compound curvature; thence with a compound curve turning to the left with an arc length of 66.67 feet, with a radius of 523.02 feet, with a chord bearing of North 43 degrees 26 minutes 37 seconds East, with a chord length of 66.62 feet; thence North 38 degrees 48 minutes 28 seconds East a distance of 82.25 feet to a point; thence North 29 degrees 55 minutes 04 seconds East a distance of 107.07 feet to a point; thence North 89 degrees 25 minutes 47 seconds East a distance of 23.21 to the Point of Beginning and containing 21,958 square feet, or 0.50 acres, more or less.





**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C303	167.00'	54.31'	S 09°19'01" W	54.07'
C304	167.00'	75.58'	N 31°36'00" E	74.94'
C309	235.00'	372.37'	S 45°23'40" E	334.62'
C310	175.00'	49.77'	S 82°38'27" E	49.61'
C314	325.00'	252.60'	S 22°17'00" W	246.47'



**FLOOD HAZARD CERTIFICATION**

This is to certify that this property (the subject property surveyed) is not within the limits of a designated flood hazard area. The subject property is within Zone X per FEMA Flood Map Number 0503100033 C dated September 27, 1991 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.

**EXTERIOR PROPERTY DESCRIPTION**

Description of the Health Tech Affiliates, Inc. property recorded at Deed Book 773 Page 538, Deed Book 773 Page 541, Deed Book 773 Page 544, and Deed Book 773 Page 547 being a part of the Southwest Quarter of the Southwest Quarter and the South half of the Northwest Quarter of the Southwest Quarter, all being in Section 2, Township 14 North, Range 4 East, Craighead County Arkansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 14 North, Range 4 East, Craighead County Arkansas; thence North 00 degrees 40 minutes 13 seconds East, a distance of 64.86 feet to a found 1/2 inch rebar with cap (PLS 1400) in the North Right of Way of Highway 49 (Right of Way Varies); thence in a Westwardly direction, along the North line of said Highway 49, the following eight (8) courses, South 84 degrees 29 minutes 24 seconds West, a distance of 150.85 feet to a found 1-1/4 inch iron pipe (PLS 569); thence South 89 degrees 11 minutes 14 seconds West, a distance of 10.74 feet to a set 1/2 inch rebar w/cap (PLS 1433); thence South 89 degrees 11 minutes 14 seconds West, passing a found 1-1/4 inch iron pipe w/cap (PLS 569) at 139.24 feet, but in all a distance of 150.17 feet to a found 1/2 inch rebar; thence South 89 degrees 13 minutes 14 seconds West, a distance of 206.10 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence North 82 degrees 22 minutes 04 seconds West, a distance of 203.77 feet to a found 1-1/4 inch iron pipe; thence South 89 degrees 04 minutes 47 seconds West, a distance of 362.05 feet to a found 5/8 inch rebar with cap (PLS 569); thence South 68 degrees 47 minutes 26 seconds West a distance of 96.53 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence South 84 degrees 31 minutes 23 seconds West a distance of 95.53 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence North 89 degrees 25 minutes 47 seconds East, a distance of 1327.65 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence South 00 degrees 42 minutes 38 seconds West, a distance of 657.71 feet to a point; thence North 89 degrees 12 minutes 40 seconds East, passing a found 1/2 inch rebar with cap (PLS 1400) at 0.61 feet, but in all a distance of 630.62 feet to a found 1/2 inch rebar with cap (PLS 1400); thence South 00 degrees 44 minutes 06 seconds West, a distance of 1253.13 feet to a found 1/2 inch rebar with cap (PLS 1400) in the North Right of Way of said Highway 49; thence in a Westwardly direction, along said North Right of Way line the following three courses; North 82 degrees 42 minutes 45 seconds West, a distance of 148.13 feet to a found R.O.W. post; thence South 87 degrees 55 minutes 53 seconds West, a distance of 461.33 feet to a found R.O.W. post (Bent); thence South 82 degrees 14 minutes 50 seconds West, a distance of 21.48 feet to the True Point of Beginning, and containing 76.24 acres, more or less.

However, the above described property is subject to any and all easements, recorded or unrecorded, shown or not shown on the plat of survey.

**SURVEYOR NOTES**

This survey was requested by and performed for: Mr. Pat Harcourt, AZH, Inc., Lakeland, Tennessee

Date of field survey exterior boundary: May 4, 2008

Note: This survey was made in accordance with Chicago Title Insurance Policies F020836, F020837, F020838, F020839. The property depicted on this survey is subject to any and all easements, recorded or unrecorded, shown or not shown on this survey, the following deeds were used in preparing this survey: Deed Book 763 Page 391, Deed Book 683 Page 354, Deed Book 687 Page 713, Deed Book 689 Page 489, Deed Book 311 Page 237, Deed Book 669 Page 711.

Note: North as shown hereon is based upon Grid North as per Arkansas North State Plane Coordinate System, NAD 83.

Note: This plat was prepared from deed description and found evidence.

**SURVEYOR CERTIFICATION**

I, JIMMY L. CLEVELAND, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR CLASS "A" PROPERTY AS SPECIFIED THEREIN, AND THAT THE SURVEY WAS MADE UNDER MY DIRECT SUPERVISION.

**UTILITY EASEMENT NOTE**

The utility easements shown hereon are for the benefit of Jonesboro City Water and Light, and all other public utilities. The respective utility companies shall have the right of ingress/egress over all streets in this PUD for the installation and maintenance of the utilities within the easements shown hereon.

**OWNER CERTIFICATION**

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS:

WE, BEING THE OWNERS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION, AND AS SAID OWNERS DO HEREBY INDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE INDICATED. SAID EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS 3<sup>rd</sup> DAY OF April, 2012

NAME: JACKIE EUBANKS

SIGNATURE: Jackie Eubanks

TITLE: Director

**ACKNOWLEDGEMENT**

ON THIS DAY BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Jackie Eubanks TO ME WELL KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY HAD EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AND SET FORTH.

WITNESS MY HAND AND SEAL THIS 3<sup>rd</sup> DAY OF April, 2012

NOTARY PUBLIC (PRINT): Mary J. Swartz

NOTARY PUBLIC (SIGNATURE): Mary J. Swartz

Commission Expires: February 15, 2016

**PRIVATE ROAD NOTE**

ALL THE INTERNAL ROADS SHOWN HEREON ARE TO BE PRIVATELY OWNED, AND SHALL BE MAINTAINED AS SUCH.

**FINAL PLAT**

**NEA BAPTIST MEMORIAL HEALTHCARE, LLC**

ADDITION TO

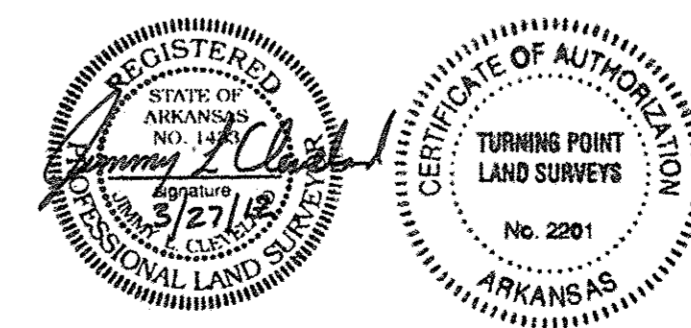
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST

DEVELOPER: **HEALTH TECH AFFILIATES**  
350 N. HUMPHREYS BOULEVARD  
MEMPHIS, TN 38120

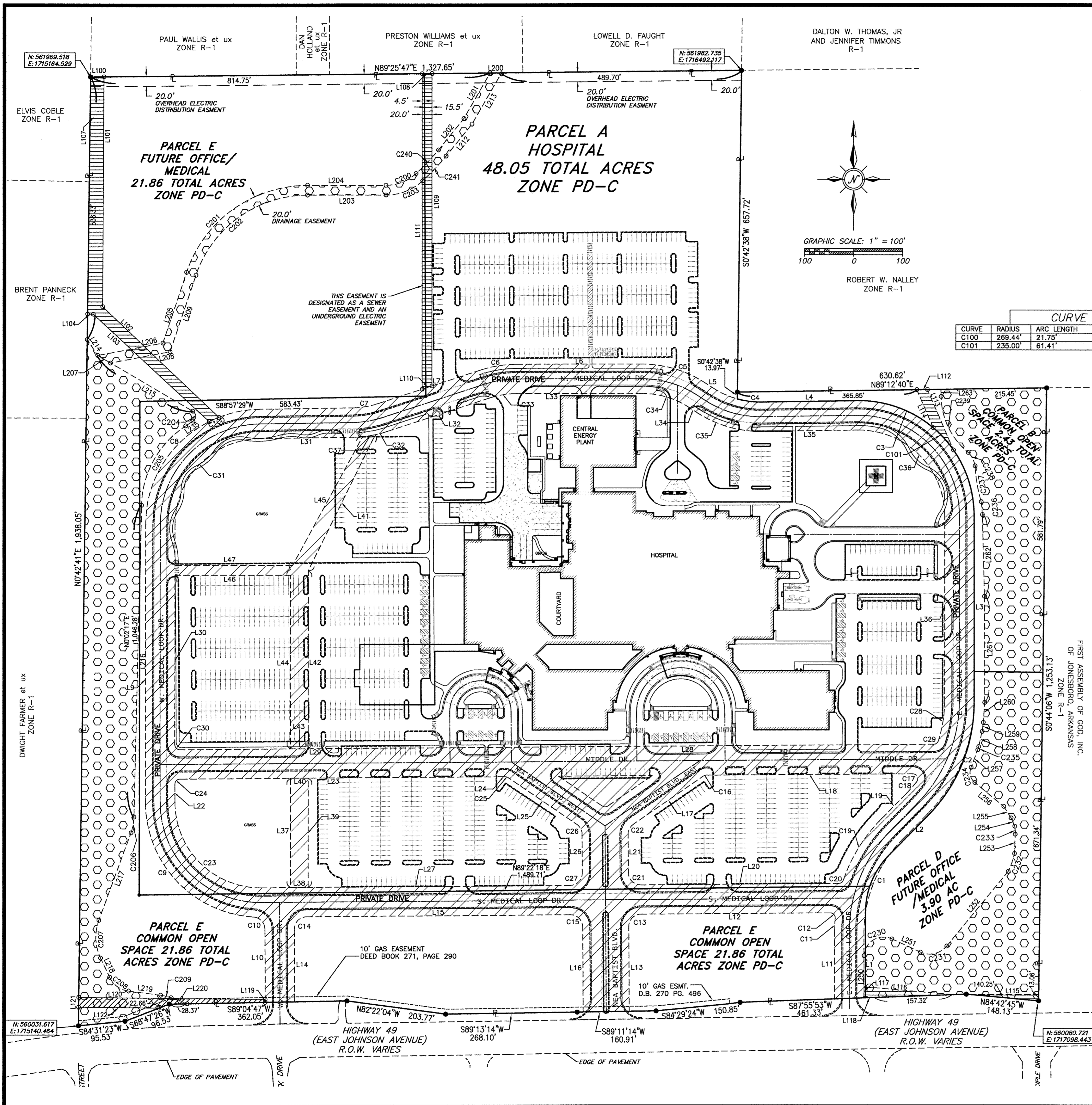
ENGINEER: **A2H**  
ASKEW HARGRAVES HARCOURT  
AN ASSOCIATE OF A2H

NOTE: SEE SHEET 2 OF 2 FOR COMPLETE EASEMENT BOUNDARY INFORMATION. EASEMENT INFORMATION WAS OMITTED ON THIS SHEET FOR CLARITY.



**TURNING POINT LAND SURVEYS**  
AR PLS 1433 - COA 2201

LAND SURVEYING - MAPPING  
P.O. BOX 455 - BRIGHTON, TN 38011  
Office: 901-837-6273 - Fax 901-592-0977  
www.turningpointlandsurveys.com



**SEWER EASEMENT GEOMETRY**

**LINE TABLE**

LINE	LENGTH	BEARING
L100	27.92	N89°25'47"W
L101	469.38	N0°18'36"E
L102	327.37	N46°19'18"W
L103	322.30	S47°05'07"E
L104	11.62	S89°21'54"E
L107	464.62	S0°17'45"E
L108	20.00	S89°25'47"W
L109	638.27	N0°00'00"E
L110	21.05	N71°48'51"E
L111	644.64	S0°00'00"E
L112	21.65	S89°12'54"W
L113	134.54	N23°18'33"W
L114	84.95	S23°18'33"E
L115	139.82	N89°56'39"E
L116	182.14	N84°55'33"W
L117	19.92	S0°00'00"E
L118	21.85	S84°52'09"E
L119	6.04	N0°22'23"W
L120	380.40	N89°20'09"W
L121	20.00	S0°38'06"W
L122	163.55	S89°22'08"E

**UTILITY EASEMENT GEOMETRY**

**CURVE TABLE**

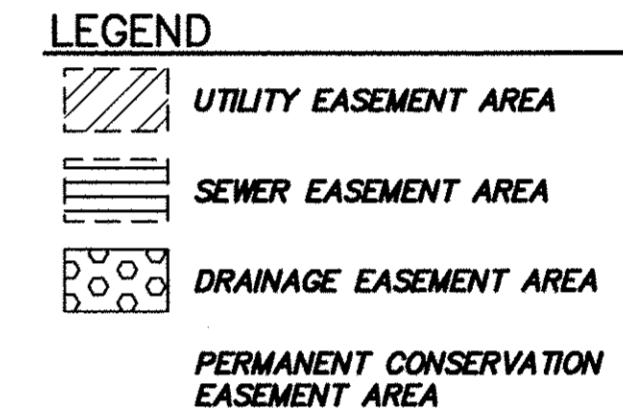
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.00'	210.02'	N 22°17'00" E	204.78'
C2	330.00'	256.69'	N 22°17'00" E	250.26'
C3	235.00'	372.37'	N 45°23'40" W	334.62'
C4	175.00'	103.51'	N 73°50'37" W	102.01'
C5	235.00'	135.77'	N 73°26'57" W	133.89'
C6	235.00'	74.59'	S 80°54'25" W	74.28'
C7	175.00'	53.14'	S 80°30'45" W	52.93'
C8	235.00'	365.90'	S 44°36'20" W	330.04'
C9	235.00'	384.15'	S 43°10'21" E	321.57'
C10	25.00'	37.51'	S 43°21'53" E	34.09'
C11	330.00'	28.96'	N 02°30'49" E	28.95'
C12	10.00'	16.65'	N 42°40'23" W	14.79'
C13	25.00'	39.27'	S 44°37'37" W	35.36'
C14	25.00'	39.27'	N 44°37'37" E	35.36'
C15	25.00'	39.27'	S 45°22'23" E	35.36'
C16	10.00'	5.95'	N 72°34'15" E	5.87'
C17	10.00'	22.40'	S 26°12'30" E	18.00'
C18	270.00'	31.15'	S 41°15'42" W	31.13'
C19	330.00'	148.06'	S 31°42'48" W	146.82'
C20	10.00'	12.35'	S 54°14'36" W	11.58'
C21	25.00'	39.27'	N 45°22'23" W	35.36'
C22	25.00'	24.39'	N 27°34'15" E	23.43'
C23	175.00'	276.03'	N 45°11'12" W	248.29'
C24	10.00'	15.64'	N 44°48'48" E	14.10'
C25	10.00'	6.06'	S 73°01'08" E	5.97'
C26	25.00'	24.13'	S 28°01'08" E	23.20'
C27	25.00'	39.27'	S 44°37'37" W	35.36'
C28	270.00'	81.59'	S 09°10'45" W	81.28'
C29	10.00'	12.53'	S 53°43'54" W	11.73'
C30	10.00'	15.77'	N 45°11'12" W	14.19'
C31	175.00'	272.48'	N 44°36'20" E	245.78'
C32	235.00'	71.35'	N 80°30'45" E	71.08'
C33	175.00'	55.55'	N 80°54'25" E	55.31'
C34	175.00'	101.10'	S 73°26'57" E	99.70'
C35	235.00'	139.00'	S 73°50'37" E	136.98'
C36	175.00'	277.30'	S 45°23'40" E	249.19'
C37	235.00'	26.02'	S 81°05'45" W	26.01'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	133.69	N0°00'00"W
L2	74.07	N44°34'00"E
L3	378.12	N0°00'00"W
L4	195.69	S89°12'40"W
L5	20.64	N56°53'55"W
L6	255.71	N90°00'00"W
L7	220.52	S71°48'51"W
L8	189.74	S89°12'40"W
L9	567.91	S0°00'00"E
L10	149.65	S0°22'23"E
L11	135.85	N0°00'00"W
L12	386.09	S89°37'37"W
L13	173.08	S0°22'23"E
L14	148.43	N0°22'23"E
L15	538.16	N89°37'37"E
L16	173.80	S0°22'23"E
L17	173.01	N55°30'53"E
L18	421.33	N89°37'37"E
L19	74.07	S44°34'00"W
L20	403.56	S89°37'37"W
L21	78.56	N0°22'23"W
L22	36.93	N0°00'00"E
L23	655.94	N89°37'37"E
L24	7.95	N89°37'37"E
L25	169.45	S55°39'53"E
L26	79.18	S0°22'23"E
L27	629.89	S89°37'37"W
L28	1003.52	S89°37'37"W
L29	533.78	S89°37'37"W
L30	450.98	N0°00'00"E
L31	189.74	N89°12'40"E
L32	220.52	N71°48'51"E
L33	255.71	N90°00'00"E
L34	20.64	S56°53'55"E
L35	195.69	N89°12'40"E
L36	378.12	S0°00'00"E
L37	223.00	S0°01'41"E
L38	36.12	N89°37'37"E
L39	223.00	N0°00'03"W
L40	36.23	S89°37'37"W
L41	309.81	S26°07'36"W
L42	363.89	S0°00'03"E
L43	36.26	S89°37'37"W
L44	366.99	N0°01'41"W
L45	308.61	N28°28'48"E
L46	235.39	N90°00'00"W
L47	239.78	N90°00'00"E
L49	199.96	S0°00'34"E
L50	10.00	S89°59'26"W
L51	196.68	N0°00'34"W
L52	112.87	S0°00'34"E
L53	10.00	S89°59'26"W
L54	115.72	N0°00'34"W
L56	218.02	S89°57'34"W
L57	10.00	S0°02'26"E
L58	218.01	N89°57'34"E

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C100	289.44'	21.75'	N 66°04'01" E	21.74'
C101	235.00'	61.41'	S 42°22'15" E	61.24'



**DRAINAGE EASEMENT GEOMETRY**

**LINE TABLE**

LINE	LENGTH	BEARING
L200	23.21	N89°25'47"E
L201	107.07	N29°55'04"E
L202	82.25	N38°48'28"E
L203	160.24	N90°00'00"W
L204	160.21	S90°00'00"E
L205	152.28	N18°26'49"E
L206	135.17	N79°09'12"E
L207	30.30'	N59°32'42"W
L208	123.65	S79°09'12"W
L209	164.76'	S18°34'38"W
L210	83.98	S38°48'28"W
L213	120.40	S29°55'04"W
L214	39.05	S33°29'12"E
L215	224.44	S59°32'42"E
L216	637.37	S1°21'00"W
L217	190.28	S20°07'54"W
L218	43.25	S25°17'10"E
L219	65.81	S82°43'10"E
L220	33.13	S69°10'02"E
L221	14.56	N0°47'06"W
L222	167.17	N1°28'20"W

**LINE TABLE**

LINE	LENGTH	BEARING
L223	217.28	N0°08'42"W
L224	41.18	N3°48'48"E
L225	18.30	N75°32'E
L226	32.07	N12°35'34"E
L227	38.07	N21°00'10"E
L228	76.44	N50°22'42"W
L229	27.87	N32°38'37"W
L230	18.60	N24°06'00"W
L231	39.51	N2°07'37"E
L232	197.36	N39°20'59"E
L233	64.10	S65°04'53"E
L234	85.84	N0°00'00"E
L235	17.83	S56°35'07"W

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C200	90.00'	67.40'	N68°32'51"E	65.83'
C201	260.00'	324.70'	N54°13'25"E	304.01'
C202	240.00'	289.17'	S54°13'18"W	280.18'
C203	110.00'	82.37'	S68°32'51"W	80.46'
C204	12.01'	24.33'	S 01°30'24" E	20.37'
C205	200.00'	192.81'	S 28°58'03" W	185.43'
C206	100.00'	32.78'	S 10°44'27" W	32.63'
C207	100.00'	79.27'	S 02°34'38" E	77.21'
C208	50.00'	50.12'	S 54°00'10" E	48.05'
C209	100.00'	23.65'	S 75°56'36" E	23.60'
C230	40.04'	78.48'	N 58°44'08" E	66.51'
C231	45.00'	59.42'	N 77°05'29" E	55.20'
C232	157.79'	39.01'	N 19°10'41" E	38.91'
C233	90.55'	16.16'	N 02°58'06" W	16.14'
C234	26.74'	34.12'	N 13°49'01" W	31.85'
C235	41.59'	6.89'	N 16°15'16" E	6.89'
C236	203.62'	26.64'	N 05°13'12" W	26.62'
C237	340.40'	74.25'	N 09°44'27" W	74.10'
C238	50.65'	31.24'	N 26°30'49" W	30.75'
C239	150.00'	131.47'	N 25°53'39" W	127.30'
C240	523.02'	66.67'	N43°26'37"E	66.62'
C241	543.02'	69.39'	S43°28'04"W	69.34'

**UTILITY EASEMENT NOTE**  
The utility easements shown hereon are for the benefit of Jonesboro City Water and Light, and all other public utilities. The respective utility companies shall have the right of ingress/egress over all streets in this PUD for the installation and maintenance of the utilities within the easements shown hereon.

**NOTE:**  
SEE SHEET 1 OF 2 FOR COMPLETE EXTERIOR BOUNDARY INFORMATION. SOME EXTERIOR BOUNDARY INFORMATION IS OMITTED FROM THIS SHEET FOR CLARITY OF THE EASEMENT INFORMATION SHOWN HEREON.

**FINAL PLAT**  
**NEA BAPTIST MEMORIAL HEALTHCARE, LLC**  
ADDITION TO  
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS  
SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST  
DEVELOPER:  
**HEALTH TECH AFFILIATES**  
350 N. HUMPHREYS BOULEVARD  
MEMPHIS, TN 38120  
ENGINEER:

**TURNING POINT LAND SURVEYS**  
AR PLS 1433 - COA 2201  
LAND SURVEYING - MAPPING  
P.O. BOX 455 - BRIGHTON, TN 38011  
Office: 901-837-6273 - Fax 901-592-9977  
www.turningpointlandsurveys.com

**A2H**  
ASKENHARGRAVES HARCOURT AND ASSOCIATES, INC.  
MEMPHIS, TN  
www.a2h.com



ASKEW HARGRAVES HARCOURT & ASSOCIATES, INC.

April 11, 2012

Mr. Otis T. Spriggs  
Director of Planning  
City of Jonesboro  
307 Vine St.  
Jonesboro, AR 72403

Re: NEA Baptist Memorial Hospital – Jonesboro, AR  
Drainage Easement Abandonment

**A2H# 08390**

Dear Mr. Spriggs:

We are requesting a drainage easement abandonment review and request to be placed on the upcoming City Council Meeting agenda to be held April 17, 2012 in the council chambers.

We are proposing for our easement to be relocated to accommodate the construction of the NEA Baptist Cancer Center. The offsite drainage coming onto our property from the north will be channeled across the site via an earthen ditch and placed in the public drainage easement.

The project is currently planned to begin construction later this spring of 2012 and completed approximately 1 year later in 2013.

We have included for your consideration the Final Plat which contains two sheets, the second of which shows the proposed location of the drainage easement.

Sincerely,

**ASKEW HARGRAVES HARCOURT & ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read 'Tim Gibson', is written over a light blue circular stamp.

Tim Gibson, P.E.  
Associate – Civil Project Manager

cc: Mr. Jackie Eubanks

I:\2008\08390\0 Project Management\Correspondence\Letters\2012-04-11 Otis Spriggs Easement Abandonment.doc

3009 DAVIES PLANTATION ROAD | LAKELAND, TN | 38002-8215  
PHONE: 901.372.0404 | FAX: 901.373.4002 | [www.a2h.com](http://www.a2h.com)

ENGINEERS | ARCHITECTS | SURVEYORS | PLANNERS | LANDSCAPE ARCHITECTS  
CREATING AN ENHANCED **QUALITY** OF LIFE FOR OUR CLIENTS AND COMMUNITY



## Legislation Details (With Text)

<b>File #:</b>	ORD-12:050	<b>Version:</b>	1	<b>Name:</b>	Rezoning by Dean Tyrer
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Second Reading
<b>File created:</b>	9/12/2012	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO R-8 LUO FOR PROPERTY LOCATED ON AGGIE ROAD AS REQUESTED BY DEAN TYRER				
<b>Sponsors:</b>					
<b>Indexes:</b>	Rezoning				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Plat</a> <a href="#">MAPC Report</a> <a href="#">Maps</a> <a href="#">Lot Layout</a>				

Date	Ver.	Action By	Action	Result
9/18/2012	1	City Council		

title  
AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;

body  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: Residential, R-1  
TO: Residential, RS-8, Limited Use Overlay (LUO)

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A part of the Southeast Quarter of the Northeast Quarter, and a part of the Northeast Quarter of the Southeast Quarter, both in Section 15, Township 14 North, Range 4 East, Craighead County, Arkansas, to wit:

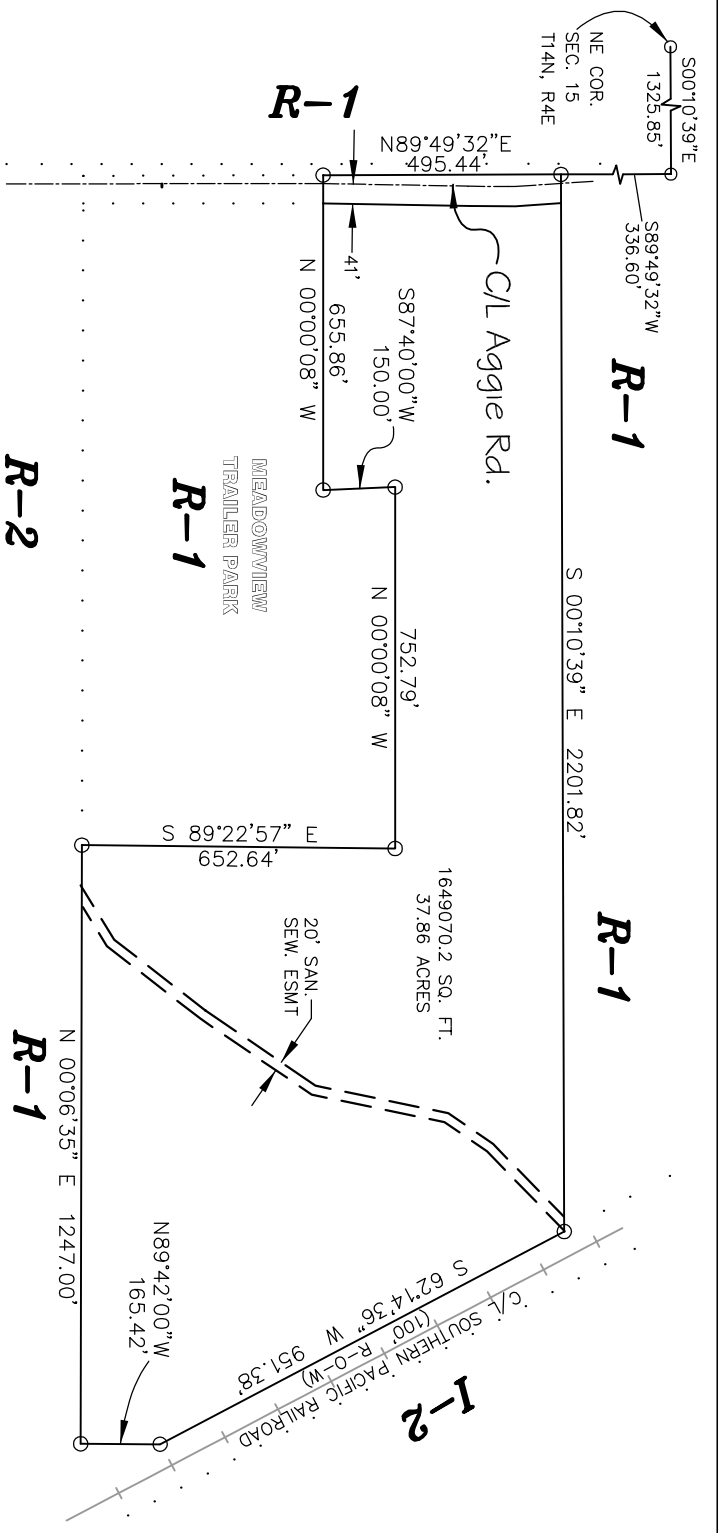
From the Northeast corner of said Section 15,  
thence S00°10'39"E, along the east line thereof, a distance of 1,325.85 feet to a point,  
said point being the Northeast Corner of said Southwest Quarter of the Northeast Quarter;  
thence S89°49'32"W, along the north line thereof, a distance of 336.60 feet to a point,  
said point being the POINT OF BEGINNING;  
thence S00°10'39"E, a distance of 2,201.82 feet to a point;

thence S62°14'36"W, a distance of 951.38 feet to a point;  
thence N89°42'00"W, a distance of 165.42 feet to a point;  
thence N00°06'35"E, a distance of 1,247.00 feet to a point;  
thence S89°22'57"E, a distance of 652.64 feet to a point;  
thence N00°00'08"W, a distance of 752.79 feet to a point;  
thence S87°40'00"W, a distance of 150.00 feet to a point;  
thence N00°00'08"W, a distance of 655.86 feet to a point;  
thence N89°49'32"E, a distance of 495.44 feet to a point;  
said point being the POINT OF BEGINNING, said tract containing 37.86 acres, and said tract being subject to existing utility easements and the right-of-way of Aggie Road.

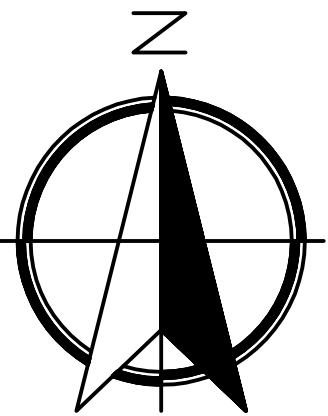
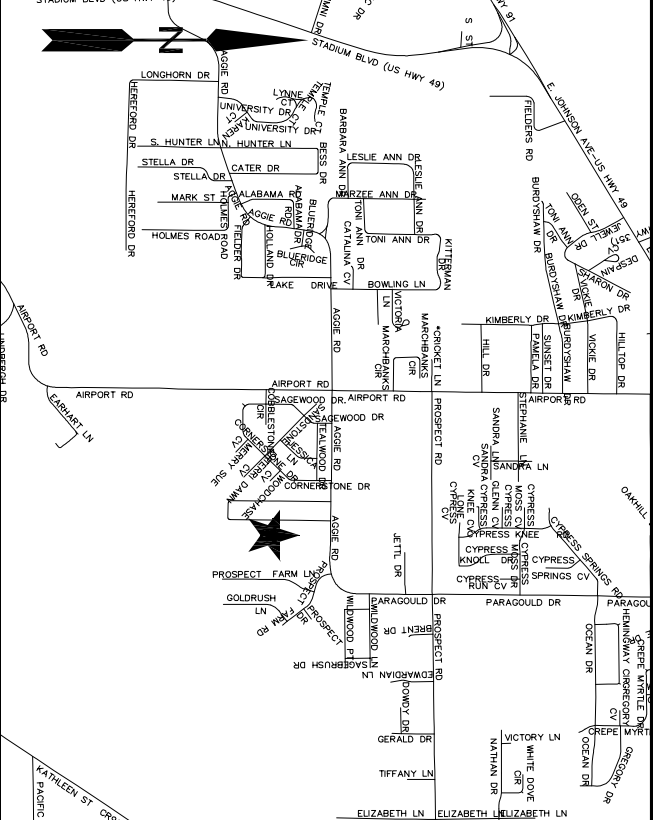
SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. A maximum of one hundred sixty (160) lots are to be developed.
2. The proposed development shall satisfy all requirements of the City of Jonesboro, including Planning Department, Engineering Department, including satisfaction of all requirements of the current Stormwater Drainage Design Manual, and Building Inspection Department, and shall be submitted to the Metropolitan Area Planning Commission, and the City of Jonesboro for staff review and approval, as is prescribed by the traditional subdivision development process.
3. Extensions of streets within the development are to be developed so as to provide connectivity to the undeveloped land to the east and to the west.
4. A strip of land shall be reserved along the southern line of the Meadowview Manufactured Home Park that shall serve to provide connectivity, primarily for emergency access through the park at a later date.
5. That the rear yard setback shall be 25 ft. on Lots 131-146.





**EXISTING R-1 ZONING  
REQUESTED RESIDENTIAL  
SINGLE FAMILY RS-8 L.U.O.**



- NOTES:
- 1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
  - 2) BEARINGS BASED ON GPS OBSERVATION.
  - 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 900,000'.
  - 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES PREVIOUS SURVEYS.
  - 5) ALL PINS SET ARE 1/2 REBAR, UNLESS NOTED OTHERWISE.
  - 6) OWNER: DEAN TYLER
  - 7) FLOOD PLAN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 0903100044 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAN, PER THE MAP REFERENCED ABOVE.

**LEGAL DESCRIPTION**

A part of the Southeast Quarter of the Northeast Quarter, and a part of the Northeast Quarter of the Southeast Quarter, both in Section 15, Township 14 North, Range 4 East, Craighead County, Arkansas to wit:

From the Northeast Corner of said Section 15, then run S 00°10'39" E along the east line thereof a distance of 1,325.85 feet to the Northeast Corner of said Southeast Quarter of the Northeast Quarter, then run S 89°49'32" W along the North line of said Southeast Quarter of the Northeast Quarter a distance of 336.60 feet to a point, said point being the POINT OF BEGINNING; then run S 00°10'39" E, a distance of 2201.82 feet to a point on the Northernly Right-of-Way line of the Southern Pacific Railroad, then following said Right-of-Way S 62°14'36" W, a distance of 951.38 feet to a point, said point being the intersection point of said Railroad Right-of-Way and the South line of said Northeast Quarter of the Southeast Quarter, thence along said South line of the Northeast Quarter of the Southeast Quarter N 89°42'00" W, a distance of 165.42 feet to the Southwest corner of said Northeast Quarter of the Southeast Quarter, thence following the West line of said Northeast Quarter of the Southeast Quarter, N 00°06'35" E, a distance of 1,247.00 feet to a point; thence leaving said West line, run S 89°22'57" E, a distance of 652.64 feet to a point; then run N 00°00'08" W, a distance of 752.79 feet to a point; then run S 87°40'00" W, a distance of 150.00 feet to a point; thence N 00°00'08" W, a distance of 655.86 feet to a point on aforesaid North line of the Southeast Quarter of the Northeast Quarter; thence N 89°49'32" E along said North line a distance of 495.44 feet to a point, said point being the POINT OF BEGINNING; said tract containing 37.86 acres, LESS AND EXCEPT the Utility Easements and the Right-of-Way of Aggie Road.

**CERTIFICATE OF SURVEY:**

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

<b>ENGINEERS</b>		<b>PLANNERS</b>		<b>SURVEYORS</b>	
REZONING PLAT FOR DEAN TYLER JONESBORO, ARKANSAS					
203 Southwest Dr. - Jonesboro, AR - (870)932-7990 - www.civilogic.net					
Date	Scale	Job No.	Sheet No.		
08-01-12	1" = 400'	112086	1 of 1		
Section	Township	Range	County		
15	14N	04E	CRAIGHEAD		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES					
© 2012, Civilogic Drawn By: RE Checked by: GH					

*City of Jonesboro City Council*  
**Staff Report – RZ 12-17: 4501 Aggie Road**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on September 18, 2012*

**REQUEST:** To consider a rezoning of a parcel of land containing 37.86 acres more or less.

**PURPOSE:** A request to consider a recommendation to Council for a rezoning from R-1 Single to RS-8 Single Family Residence by the MAPC for 160 single family homes.

**OWNER/  
APPLICANT:** Dr. Dean Tyrer, 2603 Brown’s Lane, Jonesboro, AR

**LOCATION:** 4501 Aggie Road, (South Side of Aggie, directly west of Prospect Farm Road (Subdivision). Directly east of Meadowview Trailer Park)).

**SITE DESCRIPTION:** Tract Size: Approx. +/- 37.86 acres (1,649,070 sq. ft.)  
 Frontage: 495.44’ ft. along Aggie Road.  
 Topography: Flat  
 Existing Development: 8-Bedroom Single Family Residence and pastured land.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	I-2	Airport/Railroad
East:	R-1	Residential
West:	R-2/R-1	Mobile Home Park/Single Residential

**HISTORY:** None.

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

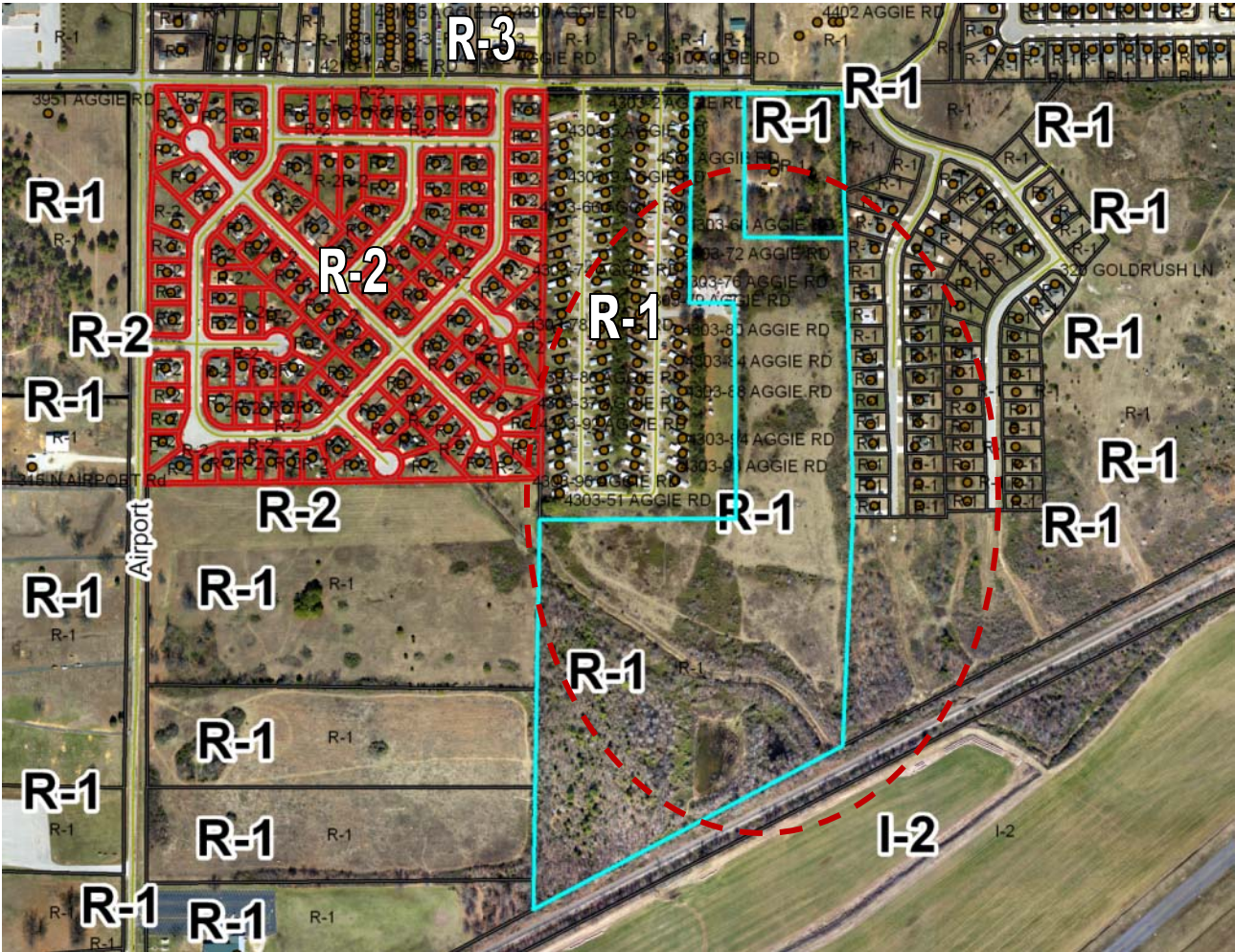
The Current/Future Land Use Map recommends this location as Single Family Residential. The proposed rezoning is consistent with the land use map as a single family development.

**Approval Criteria- Section 117-34- Amendments:**

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

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



*Vicinity/Zoning Map*

Findings:

**Master Street Plan/Transportation**

The subject site is served by Aggie Road has a proposed right of way totaling 80 ft. (Collector Street min. 80’); The proposal is in compliance; applicant has proposed a 41’ right of way from the center line of street.

**Zoning Code Compliance Review:**

The applicant is requesting a change from single family R-1 to a RS-8 Single Family Zoning District. Current R-1 Single Family density is 5.4 units per acre, the applicant is proposing 8 units per acre gross density.

The applicant hopes to respond to the market needs for smaller affordable homes/lots to provide a transition between the mobile home park to the west and the Prospect Farms Subdivision to the east. The idea is to provide a single family unit/property that will require less maintenance. The railroad and airport to the south justifies the type of product being marketed, as well. The subdivision will be served by public road access and will have public sewer and utilities.

Buildable setbacks proposed are the following: 15 ft.- front-yard and rear-yard setbacks; and, 7.5' - side-yard setback. Lot width: 50 ft. RS-8—Single-family residential district minimum 5,445 sq. ft. lot size is required.

---

**MAPC Record of Proceedings: Public Hearing held September 11, 2012**

**Applicant:** Mr. George Hamman, Civilogic - presented the Case to MAPC and noted that he prepared the application on behalf of his client- Dr. Dean Tyrer. This request is for a district classification that has not been used much: RS-8. We are requesting 8 units per acre as Single Family homes.

Mr. Hamman made reference to the Staff Report and noted that Staff stated that the request is consistent with the City's Comprehensive Housing Study, which recommends policies to encourage affordable housing. This meets some of that need. Not everyone can afford an 8,200 sq. ft. lot with a 2,600 sq. ft. house on it. This is a single family alternative to that, with public street right of ways. The MAPC will see each phase of this twice. There will be a bill of assurance of the subdivision, which means that it will be maintained by one company and done in a uniform fashion. This also provides for a transitional zone. To the west of this is a Manufactured Home Park (has been there for about 25 years); to the east is standard R-1 single family and to the south is the railroad and the airport.

**Staff:** Mr. Spriggs gave the Staff summary of the report. The adjacent uses were discussed as noted. The issues of compatibility and density were discussed. The applicant is requesting RS-8 in which the 8 units per acre is a gross density calculation. The applicant has proposed a layout of 160 maximum lots; which equates to 4 +/- units per acre.

The Comprehensive Land Use Plan was reviewed and consistency is achieved as single family residential, which is recommended. The Master Street Plan requires a collector road designation and the applicant has concurred with the minimum right- of-way of 41-ft. from the centerline of street. All of the average lot restrictions and setbacks are complied with in terms of the RS-8.

**Public Input/Opposition:**

Mr. Todd Burton - 4303 Cypress Springs Rd. Spoke in opposition. Major concern that was voiced is the apartments denied on the Gosset property. This would exceed the Gosset proposal by 10 units, if you were to put that same thing. The trailer park has been there for 25 years and we have the apartments there that we are dealing with. In our community we are at our maximum, in terms of density. We are growing fast and little has been done to improve our infrastructure. This RS-8 District hasn't been used much and we are concerned. We understand the need to want a transitional

area, and maybe R-1 is not the answer to that, having a density of 8 units per acre, although it's been said to come down lower.

Mr. Burton continued: Density is a concern. A lot of people are out there (in audience) that want to develop land out there. They are waiting to see how this will turn out. We are concerned about what precedent is set. Mr. Burton spoke about increased crime in the area with the recent 5 - car break-ins on September 5<sup>th</sup>, and the Police Chief's comments about development and crime in the area. I am really glad to look at residential housing, but I and my neighbors are very concerned about that dense of a development. Question was raised: One company was mentioned to maintain the property - Will the houses be single family owned or rented out?

Mr. Hamman: The internet for the maintenance is to reduce the obligation of the owners; it mentions in the Bill of Assurance that it is not the owners that will be doing the maintenance but the property owners association.

**Opposition: Attorney Joshua Roberts:** Snowgrove Law Firm spoke on behalf of his client: B & J and P&G Land Co. Stated that Dr. Tyrer's desire to develop this property is admirable with Jonesboro's growth and need for affordable housing. However, in this case, P &G and P&J feels that there are three (3) factors under your staff analysis criteria and Staff Report that favor a denial Dr. Tyrer's proposal.

No.1: The compatibility of Dr. Tyrer's request. The current and active development to the east, Prospect Farm and Wildwood Subdivisions are R-1 Single Family. But, the density of RS-8 is too dense.

**Mr. Roberts:** In this area, the 60 ft. width is the norm; in fact, the R-2 subdivision to the west is single family as well. The RS-8 District will be incompatible with those minimums. Dr. Tyrer is not currently prevented from developing this parcel: He still can develop his property under the R-1 District. The RS-8 allows him to build more houses on the same parcel, which means more money or profit margin than R-1 restrictions would. This request is in competition with the people in the community that purchased their homes relying on the R-1 restrictions, and this is factored in the Zoning Criteria "D" and "E" in the report of the zoning criteria. Mr. Roberts cited a case in law in Arkansas, where a rezoning based solely on the peculiar interests and justification of making a parcel its most profitable status is not enough.

**Applicant: Attorney Jim Lyons,** representing Dr. Tyrer spoke in favor of the rezoning, citing the existing conditions as noted the trailer park to the west and the Comprehensive Housing Study of which we are consist with. If we are going to spend money on these studies, then we need to use them in the manner in which they were intended. This area is proposed to be used precisely for which it was supposed be used for. Mr. Lyons continued describing the uses surrounding: I-2 Industrial property to the south, with a railroad, and the trailer park property to the west. To say that this is incompatible is just simply incorrect.

Mr. Lyons: There is R-2 zoning is to the west. And if you recall that on September 11th, eleven (11) years ago, we had a measure to rezone this as trailer park property, at the meeting that was postponed and delayed 2 - weeks and MAPC returned and voted to recommend approval. (The case went to court).

Mr. Lyons: We are seeking to rezone this property to RS-8, which is compatible and consistent with the Jonesboro Housing Comprehensive Study. This is also consistent with what the planners and others are saying is a proper use for this property. There has to be a transition somewhere. It is not proper to jump directly from R-1 Single Family to I-2 Industrial or to a trailer park. So it is proper to

have a transition area which is exactly what we are seeking. These 37.8 acres at 5.4 units per acre could result in 204 lots under the R-1 Single Family District. Dr. Tyrer is only seeking 160 lots. Mr. Lyons: It simply is a fact of life that there is a need for this type of use. We understand that this is going to increase traffic, but traffic is occurring everywhere in Jonesboro simply by growth. That is not something that can be avoided. If everyone is going to say that we will stop growth, then we can attempt to do that. But that is not the role of the Planning Commission. And it will be improper, based on the zoning criteria and with the comments of the City Planner, to deny this request and not grant the RS-8.

Mr. Hoelscher addressed Mr. Lyons: There is a difference between the density of what is being offered and the graphic showing the lot layout- Is your client willing to live with a stipulation that would limit the number of lots? Mr. Lyons and his client concurred with the stipulation, noting that this is lower than what the maximum could be at with R-1.

Mr. Todd Burton: If it is going to a lower number of units, then why rezone it to the higher level? When you look at the land use plan, although it does follow it because it is residential; it doesn't really follow it with density in that area. Mr. Burton also commented on the rezoning mentioned by Mr. Lyons on the trailer park, the fact that the citizens of the area filed a law suit against the City that over turned the decision to rezone by Council and MAPC.

Mr. Hamman: Clarified: the density calculation was done by taking the net acreage and dividing it by the minimums with the 160 units being in compliance. There are quite a few lots that are larger than what are required of the Rs-8. This is an odd shape property and there is a question of geometry in fitting the houses in there. There are lots in that area which are narrower as well as some that area more wide. It becomes a question of the geometry to make it work from a density standpoint.

Mr. Spriggs gave comment on property circulation in terms of emergency response and alternative ways out. If the subdivision were to go forth, are there alternative access points, in terms of emergency and connectivity and stub streets.

Mr. Hamman: Gave a response on the layout which shows stub streets to the east and west. Mr. Hamman also noted the cross hatched lot to the north that will not be built on, and will be used for future accessibility to the Meadow's Trailer Park, which will provide another outlet out to Aggie Rd. He noted that they are in agreement to any stipulations on the connectivity. There are no trailers on the south end of the park.

Mr. Kelton: On the east side shown, Prospect Farm Rd. doesn't go down that far. Mr. Hamman: They own all the land to the railroad. Mr. Kelton expressed concerns with the 15 ft. rear yard setback. These houses will back up to the rear of the homes in Prospect Farm. It is awfully close.

Mr. Hamman noted that the houses will be closer to the front setback due to the long depth of the lots (131-146). They will have larger rear yards. Mr. Kelton spoke on homeowners taking pride and doing their lawns when he visited the site. He suggested code enforcement attention to a lot that had high weeds and grass.

Mr. Kelton suggested a stipulation to assure that the homes be set back further. Mr. Hamman agreed on Lots 131 -146 that the setback will be 25 ft.

Mr. Kelton further asked about the size of the detention pond - will it be that large. Mr. Hamman noted that it will be a dry pond and will be sized perhaps smaller when the engineering is done.

Mr. Hoelscher asked for any other Staff Departmental comments. Mr. Morris noted there no engineering comments. Mr. Spriggs summarized department request for review forms, noting all reports received from Engineering, Streets, Sanitation, Jets Transportation, Fire and Police noting that there were no comments on this petition.

**Commission Action:**

Motion was made by Mr. Kelton that to place Case: RZ-12-17 on the floor for consideration and for recommendation to City Council for a rezoning from “R-1 to “RS-8” L.U.O., Single Family Residential District, subject to the 1 Staff Condition. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

The following conditions were read.

1. A maximum of one hundred sixty (160) lots are to be developed.
2. The proposed development shall satisfy all requirements of the City of Jonesboro, Including the Planning Department, Engineering Department, including satisfaction of all requirements of the current Stormwater Drainage Design Manual, and Building Inspection Department, and shall be submitted to the Metropolitan Area Planning Commission and the City of Jonesboro for staff review and approval, as is prescribed by the traditional subdivision development process.
3. Extensions of streets within the development are to be developed so as to provide connectivity to the undeveloped land to the east and to the west.
4. A strip of land shall be reserved along the southern line of the Meadowview Manufactured Home Park that shall serve to provide connectivity, primarily for emergency access through the park at a later date.
5. That the rear yard setback shall be 25 ft. on Lots 131-146

Motion was seconded by Mr. Scurlock.

**Roll Call Vote:** Mr. Scurlock- Aye; Mr. Hoelscher- Aye; Ms. Elmore- Aye; Ms. Nix- Aye; Mr. Kelton- Aye; Absent were: Mr. Dover; Mr. Tomlinson, Mr. Reece.

Motion passed with a 5-0 Vote.

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Dr. Dean Tyrer should be evaluated based on the above observations and criteria, of Case RZ 12-17 noted above, a request to rezone property from “R-1” to “RS-8” Single Family Residential District. The MAPC and Staff feels that the petition should be approved by City Council and follows good land use principles and promotes provisions for affordable homes, which is recommended by the recent Jonesboro Housing Comprehensive Study, subject to the following conditions:

1. That subdivision development plans be submitted and reviewed by the MAPC prior to any future redevelopment of the site.

Respectfully Submitted for Council Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs". The signature is written in a cursive, flowing style.

Otis T. Spriggs, AICP  
Planning & Zoning Director

---



# Site Photographs



View looking Southwesterly towards subject property



View looking East along Aggie Road



View looking West along Aggie Road



View looking South at subject property.



View looking Southwest towards property



View looking North from property



View looking West along Aggie Rd. Frontage



View From Site looking South



View from Site looking West



View looking north from site



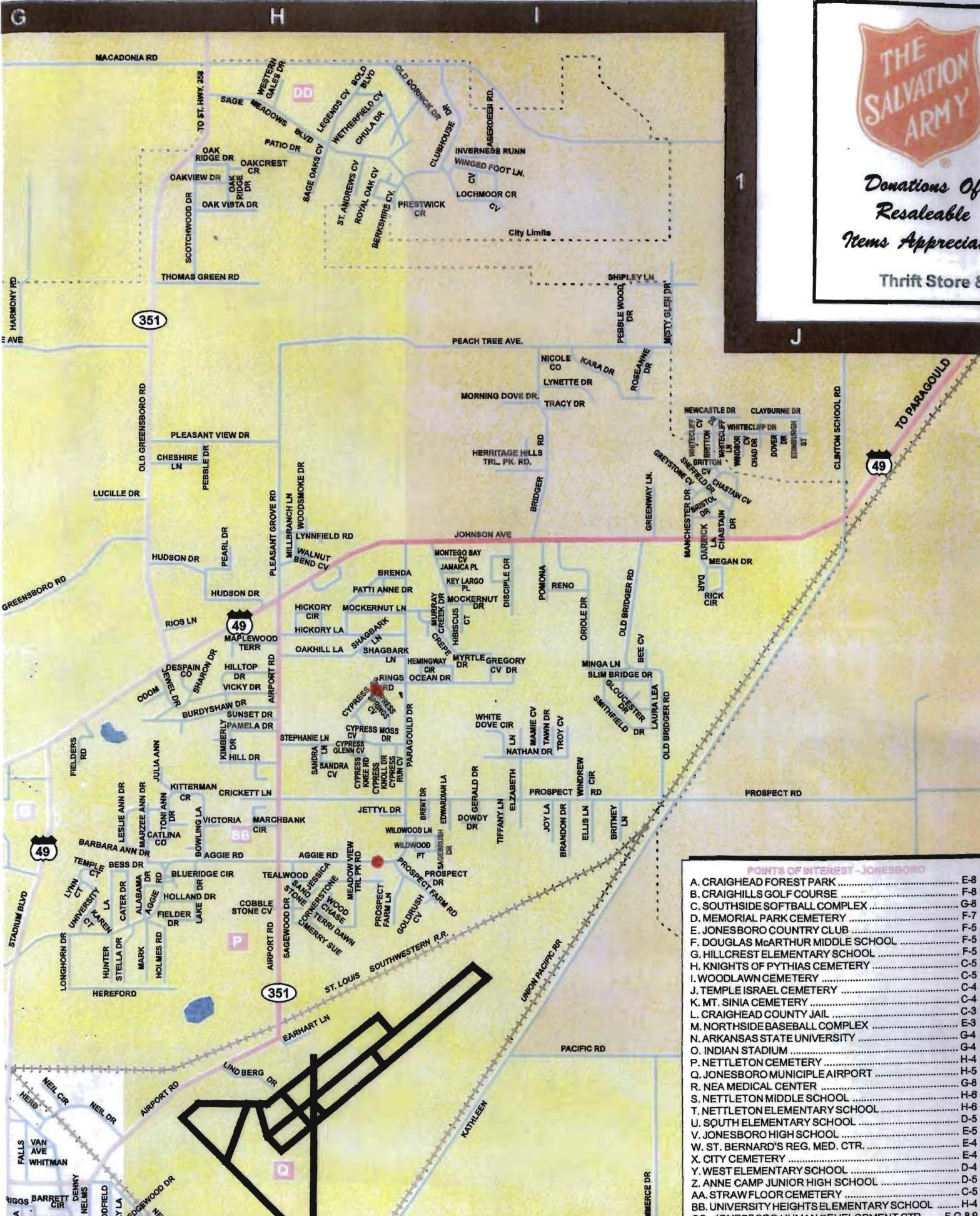
View looking South From Site



View looking east from site



View looking southeast on site



*Donations Of  
Resaleable  
Items Appreciated*

**Thrift Store &**

1

J

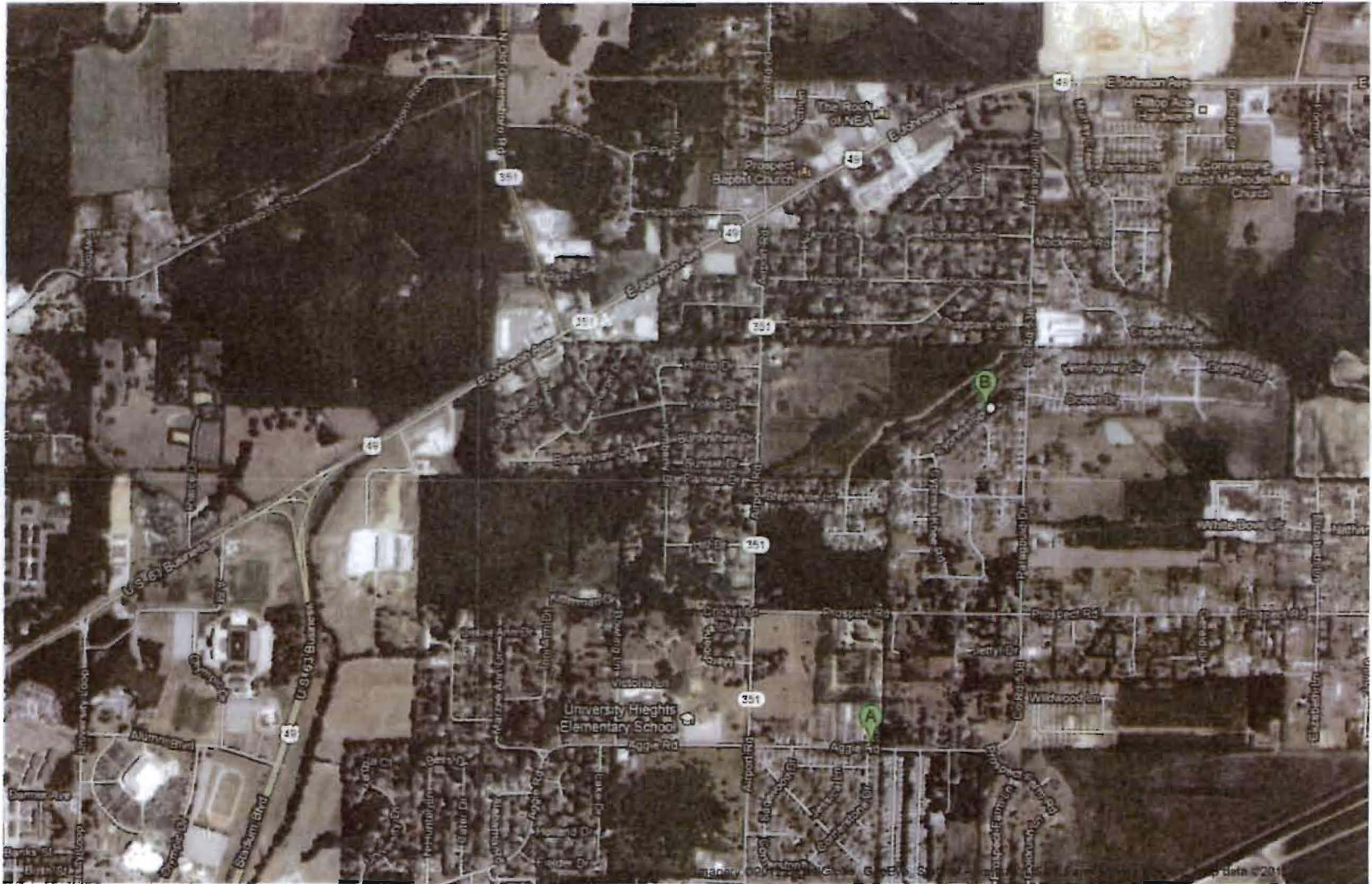
**POINTS OF INTEREST - JONESBORO**

A. CRAIGHEAD FOREST PARK	E-8
B. CRAIGHILLS GOLF COURSE	F-8
C. SOUTHSIDE SOFTBALL COMPLEX	G-8
D. MEMORIAL PARK CEMETERY	F-7
E. JONESBORO COUNTRY CLUB	F-5
F. DOUGLAS M'ARTHUR MIDDLE SCHOOL	F-5
G. HILLCREST ELEMENTARY SCHOOL	F-5
H. KNIGHTS OF PYTHIAS CEMETERY	C-5
I. WOODLAWN CEMETERY	C-5
J. TEMPLE ISRAEL CEMETERY	C-4
K. MT. SINIA CEMETERY	C-4
L. CRAIGHEAD COUNTY JAIL	C-3
M. NORTHSIDE BASEBALL COMPLEX	E-3
N. ARKANSAS STATE UNIVERSITY	G-4
O. INDIAN STADIUM	G-4
P. NETTLETON CEMETERY	H-4
Q. JONESBORO MUNICIPAL AIRPORT	H-5
R. NEA MEDICAL CENTER	G-8
S. NETTLETON MIDDLE SCHOOL	H-8
T. NETTLETON ELEMENTARY SCHOOL	H-6
U. SOUTH ELEMENTARY SCHOOL	D-5
V. JONESBORO HIGH SCHOOL	E-6
W. ST. BERNARD'S REG. MED. CTR.	E-4
X. CITY CEMETERY	E-4
Y. WEST ELEMENTARY SCHOOL	D-4
Z. ANNE CAMP JUNIOR HIGH SCHOOL	D-5
AA. STRAW FLOOR CEMETERY	C-5
BB. UNIVERSITY HEIGHTS ELEMENTARY SCHOOL	H-4
CC. JONESBORO HUMAN DEVELOPMENT CTR.	F,G-8,9

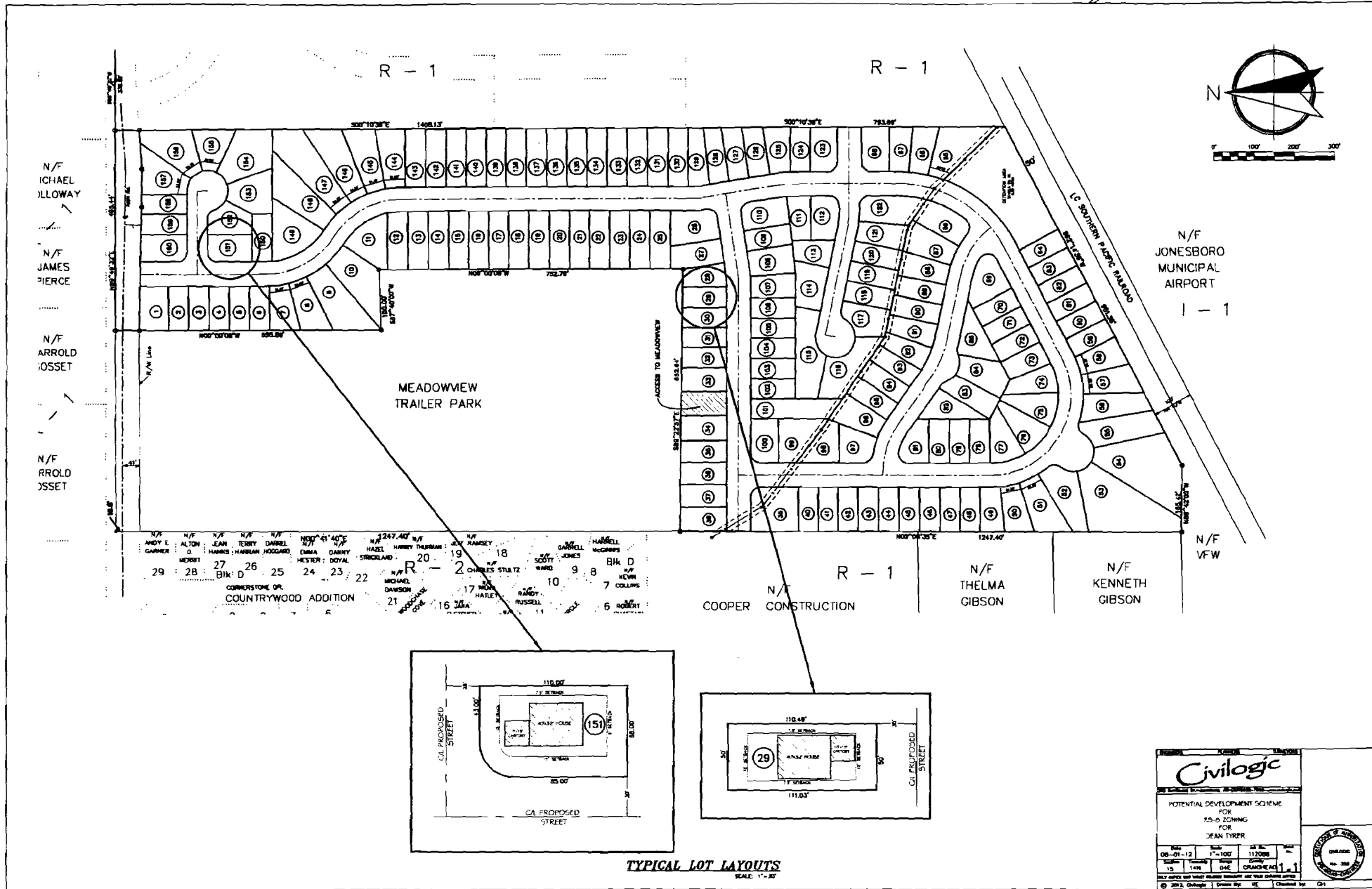


Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



*this Fairview Subdivision  
in 10 years?*



**Civilogic**

POTENTIAL DEVELOPMENT SCHEME  
FOR  
L.S.D. ZONING  
FOR  
JEAN TYLER

DATE: 08-01-13	SCALE: 1"=100'	SHEET NO.: 112008
PROJECT: 15	OWNER: DAAC	DESIGNER: CIVILOGIC

© 2013, Civilogic | Green Bay, WI | Checked by: [Signature]



## Legislation Details (With Text)

<b>File #:</b>	ORD-12:051	<b>Version:</b>	1	<b>Name:</b>	Rezoning by Bob Harrison
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Third Reading
<b>File created:</b>	9/13/2012	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	AN ORDINANCE AMENDING CHAPTER 117 THE ZONING ORDINANCE TO REZONE FROM R-2A (LU-O) TO RM-12 (LU-O) CERTAIN PROPERTY OF (PARKER ANNEX) AS REQUESTED BY BOB HARRISON				
<b>Sponsors:</b>					
<b>Indexes:</b>	Rezoning				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Plat</a> <a href="#">MAPC Report</a>				

Date	Ver.	Action By	Action	Result
9/18/2012	1	City Council		

title  
AN ORDINANCE AMENDING CHAPTER 117 THE ZONING ORDINANCE TO REZONE FROM R-2A (LU-O) TO RM-12 (LU-O) CERTAIN PROPERTY OF (PARKER ANNEX)

body  
WHEREAS, ORDINANCE ORD-03:389, amending the zoning ordinance of the City of Jonesboro, Arkansas was passed and approved on the 2<sup>nd</sup> day of June, 2003,

WHEREAS, A REQUEST has been made to alter the conditions of aforementioned ordinance and rezone the property described;

A part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 31, Township 14 North, Range 4 East being more particularly described as follows:

From the Northeast Corner of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of said Section 31, THENCE N89°57'57"W 801.50 FEET along the North line of said Section 31 to a point, THENCE S00°22'57"E 593.15 FEET to the Point Of Beginning;

THENCE S89°57'57"E 133.50 FEET TO A POINT, THENCE N00°22'57"W 3.15 FEET TO A POINT, THENCE S89°57'57"E 100.90 FEET TO A POINT on the Westerly Right Of Way of Parker Annex Road, THENCE S00°16'57"E 185.00 FEET along said Right of Way to a point, THENCE N89°57'57"W 231.10 FEET TO A POINT, THENCE N00°22'57"W 181.85 FEET to the Point Of Beginning, containing some 0.98 Acres, more or less, being subject to all Easements, Restrictions, Reservations and Rights Of Way of Record.

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

A request that Chapter 117, known as Zoning Ordinance, be and the same is hereby amended by the change in Zoning District Classification from R-2A (LUO) Residential to RM-12 (LUO) Residential Multi-Family

District, for the following described property: Tract "C" of Parker Lands Survey to the City of Jonesboro, Arkansas; and be restricted by the following conditions:

1. Upon reuse or redevelopment of the property, privacy fencing shall be maintained along the west and north boundaries.
2. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the site.
3. That the maximum number of units shall be retained at 10 apartment units.
4. All future improvements shall remain consistent with the residential character of the area

● FIP ——— FOUND IRON PIN (1/2 REBAR w/PS 1066 CAP UNLESS STATED OTHERWISE)

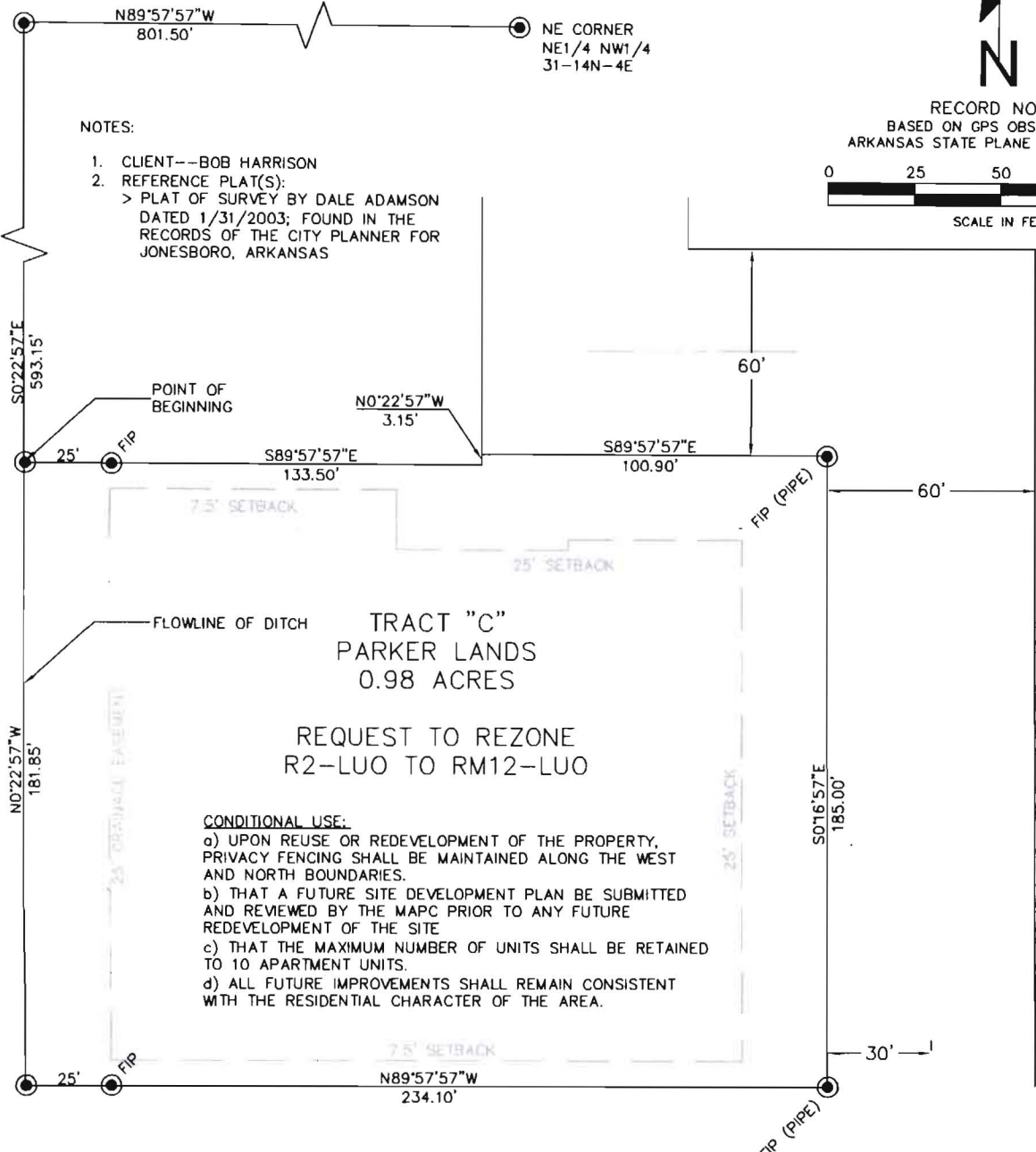


RECORD NORTH  
BASED ON GPS OBSERVATIONS  
ARKANSAS STATE PLANE - NORTH ZONE



**NOTES:**

1. CLIENT--BOB HARRISON
2. REFERENCE PLAT(S):  
> PLAT OF SURVEY BY DALE ADAMSON DATED 1/31/2003; FOUND IN THE RECORDS OF THE CITY PLANNER FOR JONESBORO, ARKANSAS



TRACT "C"  
PARKER LANDS  
0.98 ACRES  
  
REQUEST TO REZONE  
R2-LUO TO RM12-LUO

- CONDITIONAL USE:**
- a) UPON REUSE OR REDEVELOPMENT OF THE PROPERTY, PRIVACY FENCING SHALL BE MAINTAINED ALONG THE WEST AND NORTH BOUNDARIES.
  - b) THAT A FUTURE SITE DEVELOPMENT PLAN BE SUBMITTED AND REVIEWED BY THE MAPC PRIOR TO ANY FUTURE REDEVELOPMENT OF THE SITE
  - c) THAT THE MAXIMUM NUMBER OF UNITS SHALL BE RETAINED TO 10 APARTMENT UNITS.
  - d) ALL FUTURE IMPROVEMENTS SHALL REMAIN CONSISTENT WITH THE RESIDENTIAL CHARACTER OF THE AREA.

**DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SAID SECTION 31, THENCE N89°57'57\"/>

THENCE S89°57'57\"/>

**CERTIFICATION**

I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. McALISTER, PROFESSIONAL SURVEYOR NO. 1303

AUGUST 15, 2012

**OWNER'S CERTIFICATION**

I, BOB HARRISON, DO HERBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HEREBY REQUEST A CHANGE OF ZONING FROM R2-LUO TO RM12-LUO AS SHOWN HEREON.

BOB HARRISON

AUGUST 15, 2012

**REZONING PLAT**  
3115 PARKER ANNEX ROAD  
JONESBORO, ARKANSAS

**McALISTER ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
1013 CR 620 JONESBORO, AR 72404  
870-931-1420

DRAWN BY: JH	CHECKED BY: CM
SCALE: 1" = 50'	
DATE: 15AUG12	FILE: 1249608Harrison...
DWG REF.	
JOB NO. 1249608	SHEET 1 / 1

CLARENCE W. "MAC" McALISTER, PE, PS



*City of Jonesboro City Council*  
**Staff Report – RZ 12-16: 3116 Parker Annex Rd.**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on September 18, 2012*

**REQUEST:** To consider a rezoning of a parcel of land containing 0.98 acres more or less.

**PURPOSE:** A request to consider a recommendation to Council for a rezoning from R-2 A LUO to RM 12 LUO, by the MAPC.

**APPLICANT/OWNER:** Bob Harrison, 5505 Timber Creek Lane, Jonesboro AR 72404

**LOCATION:** 3116 Parker Annex Rd.

**SITE DESCRIPTION:** Tract Size: Approx. +/- 0.98 acres (42, sq. ft.)  
Frontage: 185 ft. +/- along Parker Annex Rd.  
Topography: Flat  
Existing Development: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: I-1, C-3	Industrial, Commercial
	South: R-2	Residential (Apartments)
	East: I-1	Industrial
	West: R-1	Residential (Single Family)

**HISTORY:** Previously rezoned by ORD-03:389 to R-2A LUO for 3- Triplexes (9 Units).

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Current/Future Land Use Map recommends this location as Residence Transitional Area. The proposed rezoning is consistent with the land use map with the proposed RM-12 use.

**Approval Criteria- Section 117-34- Amendments:**

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

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



*Vicinity/Zoning Map*

**Findings:**

Master Street Plan/Transportation

The subject site is served by Parker Annex Rd. has a right of way totaling 60 feet. (Local Collector min. 60’); Compliance is achieved.

**MAPC Record of Proceedings: Public Hearing held September 11, 2012**

**Applicant:** Mr. Bob Harrison appeared before the Commission.

**Staff:** Mr. Spriggs gave staff comments noting the previous case facts/history. The property was previously rezoned by ORD-03:389 to R-2A LUO for 3- Triplexes (9 Units) by City Council in 2003. Mr. Harrison owns the abutting property to the South which is of similar character. Consistency is achieved on the Land Use Plan as Residence Transitional and Master Street plan. No comments were made by the various departments and agencies.

Ms. Nix made a motion to place Case: RZ-12-16 on the floor for consideration and for recommendation to City Council for a rezoning from “R-2A to “RM-12 L.U.O.” Residential Multi-Family District subject to the 4 Staff Conditions and the allowable uses approved by the MAPC. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

**Mr. Hoelscher:** Will the parking requirements be met by the applicant? Mr. Harrison noted that the engineer assures him that there are no problems with the parking.

**Ms Nix:** is the proposal similar to what they previously were granted? Mr. Spriggs noted that he requested 12 but the 10 is consistent with what he would have otherwise been allowed under the R-2 district.

Motion was seconded by Mr. Scurlock.

**Roll Call Vote:** Mr. Scurlock- Aye; Mr. Hoelscher- Aye; Ms. Elmore- Aye; Ms. Nix- Aye; Mr. Kelton- Aye; Absent were: Mr. Dover; Mr. Tomlinson, Mr. Reece.

Motion passed with a 5-0 Vote.

**Zoning Code Compliance Review:**

The applicant is requesting a change to a RM-12 L.U.O. District. As mentioned in the history section, this site was rezoned by City Council in 2003 for 3- Triplexes under the R-2A LUO District. Staff does not object to the increase of 1 unit. **The applicant hopes to provide 2- three-plex buildings and 1- four-plex building.**

As seen on the vicinity map, the site is abutting commercial and industrial uses to the north. This site provides a good buffer to the residential uses to the south.

**RM-12-LUO - Zoning District Requirements:**

Requires 3,600 sq. ft. per dwelling unit

**Front Setback:** 25 ft.

**Side:** 15 ft.

**Rear:** 20 ft.

The applicant is proposing to retain the setbacks (7.5 on the side) as approved in the 1993 case. Given the density requirements for RM-12, the applicant will be in compliance having less than 11.76 units. The



applicant also owns the apartments abutting to the south. Rear yard screening is suggested to be implemented and maintained along the rear drainage easement. Privacy fencing appears to be currently in place on the residential lots to the west.

Final development of this site shall satisfy all commercial permit approvals in the future and the site plan should be reviewed by the MAPC prior to any redevelopment of the property.

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Bob Harrison, should be evaluated based on the above observations and criteria, of Case RZ 12-16 noted above, a request to rezone property from “R-2A LUO to RM-12 L.U.O.” Residential Multi-Family District. Staff feels that the petition should be recommended for approval to City Council and will follow good land use principles. The following conditions are recommended.

1. Upon reuse or redevelopment of the property, privacy fencing shall be maintained along the west boundary.
2. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the site.
3. That the maximum number of units shall be retained at 10 apartment units.
4. All future improvements shall remain consistent with the residential character of the area.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

---

# Site Photographs



View looking North from the subject property.



View looking South along Parker Annex Rd.



View looking West of subject property.



View looking West (South) of subject property.



View looking Southeast of subject property.



View looking North of ditch from subject property's (rear yard).