



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Public Safety Council Committee

Tuesday, December 15, 2015

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

3. Approval of minutes

[MIN-15:107](#) Minute for the Public Safety Committee meeting on November 17, 2015

Attachments: [Minutes](#)

4. New Business

Resolutions To Be Introduced

[RES-15:171](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property at 3628 E. Nettleton, Owner: David Abernathy

Sponsors: Code Enforcement

Attachments: [3628 E. Nettleton inspection report](#)

[Abernathy county data](#)

[Abernathy title search](#)

[Abernathy 1](#)

[Abernathy 2](#)

[Abernathy 3](#)

[Abernathy 4](#)

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-15:107 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 11/18/2015 **In control:** Public Safety Council Committee
On agenda: **Final action:**
Title: Minute for the Public Safety Committee meeting on November 17, 2015
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

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

Minute for the Public Safety Committee meeting on November 17, 2015



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Public Safety Council Committee

Tuesday, November 17, 2015

5:00 PM

Municipal Center

1. Call To Order

2. Roll Call by City Clerk Donna Jackson

Mayor Perrin was also in attendance.

Present 5 - Gene Vance;Chris Gibson;Chris Moore;Mitch Johnson and Todd Burton

3. Approval of minutes

[MIN-15:097](#)

Minutes for the Public Safety Committee meeting on October 20, 2015

Attachments: [Minutes](#)

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

Aye: 4 - Gene Vance;Chris Gibson;Chris Moore and Todd Burton

[MIN-15:100](#)

Minutes for the special called Public Safety Committee meeting on October 27, 2015

Attachments: [Minutes](#)

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

Aye: 4 - Gene Vance;Chris Gibson;Chris Moore and Todd Burton

4. New Business

Ordinances To Be Introduced

[ORD-15:060](#)

AN ORDINANCE PROVIDING FOR CERTAIN TRAFFIC CONTROL DEVICES, ESTABLISHING FOUR-WAY STOP SIGNS AT CERTAIN INTERSECTIONS; AND DECLARING AN EMERGENCY FOR PURPOSE OF PUBLIC SAFETY

Mayor Perrin explained this ordinance came from the Traffic Committee. It will put stop signs at South Culberhouse & Lawson and West Oak & Ferrell.

A motion was made by Councilman Gene Vance, seconded by Councilman Chris Gibson, that this matter be Recommended to Council . The motion

PASSED with the following vote.

Aye: 4 - Gene Vance;Chris Gibson;Chris Moore and Todd Burton

Resolutions To Be Introduced

RES-15:160

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS as to condemn property located at 1017 West Jefferson, Owner: John Perry, P&P Investments LLC.

Sponsors: Code Enforcement

Attachments: [County Data 1017](#)
[1017 Jefferson1](#)
[1017 Jefferson2](#)
[1017 Jefferson3](#)
[1017 Jefferson Inspection Report](#)
[Checklist](#)
[1017 Jefferson title2](#)

Code Enforcement Officer Michael Tyner noted the property owner, Mr. Perry, still hasn't filed for any permits so they would like to proceed with the condemnation.

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

Aye: 4 - Gene Vance;Chris Gibson;Chris Moore and Todd Burton

RES-15:161

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property at 2713 Carriage Drive, Owner: Jerry and April Cook.

Sponsors: Code Enforcement

Attachments: [Inspection Report](#)
[County Data 2713 Carriage](#)
[2713 Carriage title search](#)
[2317 Carriage checklist](#)
[2713 Carriage 1](#)
[2713 Carriage 2](#)
[2713 Carriage 3](#)
[2713 Carriage 4](#)

Mr. Tyner explained the property was inspected. The property owners pulled permits, but haven't made any progress and he hasn't heard from them.

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

Aye: 5 - Gene Vance;Chris Gibson;Chris Moore;Mitch Johnson and Todd Burton

RES-15:162

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property located at 3704 Griffin, owner George and Lavonda Tollison; Lease/Purchase agreement with Shevie Hadl.

Sponsors: Code Enforcement

Attachments: [Hadl Inspection](#)
[Hadl County Data](#)
[3704 Griffin Title Search](#)
[3704 Griffin Checklist](#)
[3704 Griffin 3](#)
[3704 Griffin 2](#)
[3704 Griffin 1](#)

Mr. Tyner stated the property has been sold on contract, but the property is a total loss. They are going to work with the person they have the contract with to try and get the property removed.

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

Aye: 5 - Gene Vance;Chris Gibson;Chris Moore;Mitch Johnson and Todd Burton

5. Pending Items

6. Other Business

7. Public Comments

8. Adjournment

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

Aye: 5 - Gene Vance;Chris Gibson;Chris Moore;Mitch Johnson and Todd Burton



Legislation Details (With Text)

File #:	RES-15:171	Version:	1	Name:	Condemnation at 3628 E. Nettleton
Type:	Resolution	Status:		Status:	To Be Introduced
File created:	11/25/2015	In control:		In control:	Public Safety Council Committee
On agenda:	12/15/2015	Final action:		Final action:	
Title:	RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property at 3628 E. Nettleton, Owner: David Abernathy				
Sponsors:	Code Enforcement				
Indexes:	Condemnation				
Code sections:					
Attachments:	3628 E. Nettleton inspection report Abernathy county data Abernathy title search Abernathy 1 Abernathy 2 Abernathy 3 Abernathy 4				

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

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property at 3628 E. Nettleton, Owner: David Abernathy
WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

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


NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO ARKANSAS THAT: the city should proceed with the condemnation of the property at: 3628 E. Nettleton.



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

COMMERCIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	8-26-15					
PROPERTY ADDRESS:	3628 E. NETTLETON					
PROPERTY OWNER:	DAVID & JUDY ABERNATHY					
OCCUPIED:	YES NO XX					
BUILDING ELEMENT	1 thru 5 CONDITION					NOTES & COMMENTS
	VERY POOR				VERY GOOD	
Foundation Type: Piers Solid Slab			3			Slab foundation , unlevel, with fractures,
Front Porch Type: Wood Concrete			3			Porch is concrete Slab foundation , unlevel, with fractures,
Exterior Doors and Windows Type: Wood Vinyl Aluminum		2 2 2				Three different door types , all are in need of repair , most need to be replaced, Building was not secure at time of inspection
Roof Underlay Type: OSB/ Plywood 1x6 metal		2				Mostly metal roofing which is missing in several areas allowing rain and weather inside
Roof Surface Type: Metal 3-Tab Shingles Dimensional Shingles						N/A
Chimney						N/A
Siding Type: Wood Lap Vinyl Masonite Aluminum		2				Holes in walls where the siding is missing, Mostly in the rear of the building
Fascia and Trim Type Wood Vinyl Coil		2				Rotted wood around buildings fascia and soffet
Interior Doors Type: Hollow Wood Solid Wood		2				All interior doors need replaced

Interior Walls Type Wood Frame Metal Frame Sheetrock Stucco			2 2 2				All interior walls need repaired or replaced,all exterior walls are metal missing in areas
Ceilings Type: Sheetrock Stucco Ceiling Tile			2				All types of ceilings inside and wall are damaged by water or wind
Flooring Underlay Type: 1x6 center match OSB Plywood			2				Concrete floors with some raised wood floors ,with all in need of repair or replaced. Slab foundation , unlevel, with fractures,
Flooring Surfaces Type: Carpet Linoleum Hard Wood Vinyl			2				Concrete floors with some raised wood floors ,with all in need of repair or replaced. Slab foundation , unlevel, with fractures,
Electrical	1						Not to code
Heating	1						Not to code
Plumbing	1						Not to code
In my opinion, this structure		is	<input checked="" type="checkbox"/>	is not			Suitable for human habitation.
In my opinion this structure		is	<input checked="" type="checkbox"/>	is not			Physically feasible for rehabilitation.
In my opinion, this structure		is	<input checked="" type="checkbox"/>	is not			Economically feasible for rehabilitation.
In my opinion, this structure	<input checked="" type="checkbox"/>	is		is not			A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES <input checked="" type="checkbox"/> NO							
BUILDING WAS NOT SECURE AT TIME OF INSPECTION							
Tim Renshaw, Chief Building Inspector							Other Signature
							
Municipal Building, 300 South Church Jonesboro, Ar./ Phone 870-336-7194/ Fax 870-336-1358							

Links

PARCEL DETAILS

- [Home](#)
- [My Account](#)
- [Contact Us](#)
- [Help](#)

New Users

- [About our Service](#)
- [Account Signup](#)
- [Test Drive](#)

[New Search](#) [Search Results](#)

Basic Information

Parcel Number: 01-144214-00100
County Name: Craighead County
Ownership Information: ABERNATHY DAVID
 3628 E NETTLETON
 JONESBORO, AR
[Map This Address](#)
Billing Information : ABERNATHY DAVID S & JUDY
 2602 NEELEY RD
 JONESBORO AR 72404
Total Acres: 1.90
Timber Acres: 0.00
Sec-Twp-Rng: 21-14-04
Lot/Block: /
Subdivision:
Legal Description: PT NE NE SE JBORO CITY
School District: J JB JONESBORO CITY
Improvement Districts: Drainage District 20
Homestead Parcel?: No
Tax Status: Taxable
Over 65?: No

Land Information

Land Divisions:	Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
	COMM	82,763 sqft	0	0	0	0	

Valuation Information

[View Prior Year Information](#)

	Appraised	Assessed
Land:	165,500	33,100
Improvements:	25,800	5,160
Total Value:	191,300	38,260
Taxable Value:		38,260
Millage:		0.0422
Estimated Taxes [?]:		\$1,614.57
Assessment Year:		2014

Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
6/21/2013	120,000	AGEE ANDREW	ABERNATHY DAVID	JB2013R	011723	WD(WARRANTY DEED)
6/21/2013	0	CHETUCK BOWLING CORP	AGEE ANDREW	JB2013R	011722	QCD(QUIT CLAIM DEED)

Improvement Information

Commercial Improvements

Commercial Improvement #1



Building Section #: 1

Business Name: VACANT
Location: 3628 E NETTLETON
Total SF: 6,400
Stories: 1
Year Built:

Effective Age: 40

Occupancy:	Code	Description	Class	Percent
	458	Discount Warehouse Store	C-1	100%

Additive Items:	Description	Qty.
	ADW	1
	Canopies Aluminum	1152
	Canopies Wood, including built up, comp	600
	FLAT STORAGE	1
	No HVAC	-1
	Paving Concrete, 3" reinforced	1152
	Signs Illum. Plastic double	18
	Signs Illum. Plastic double	24
	Signs, Posts or Poles 6" diameter	20

Structural Elements:	Description	Qty.
	Ceilings Acoustic	X
	Ceilings Suspension System	X
	Electrical Average	X
	Exterior Walls Brick Veneer	X
	Exterior Walls Non Bearing	X
	Exterior Walls Prefinished Metal	X
	Floor Covering Carpet	X
	Floor Covering None	X
	Foundation Concrete	X
	Insulation Ceilings	X
	Interior Finish Dry Wall	X
	Plumbing Lavatory	4
	Plumbing Water Closet	4
	Roof Cover Corrogate Metal	X
	Roof Structure Slope	B
	Site Work Preperation	X
	Structural Frame Steel	X

Building Section #: 2

Business Name: CHETUCK BOWLING LANES

Location: E NETTLETON

Total SF: 14,000

Stories: 1


Year Built:

Effective Age: 40

Occupancy:	Code	Description	Class	Percent
	406	Storage Warehouse	S-1	100%

Additive Items:	Description	Qty.
	No HVAC	-1

Structural Elements:	Description	Qty.
	Ceilings Acoustic	X
	Ceilings Suspension System	X
	Electrical Average	X
	Exterior Walls Brick Veneer	X
	Exterior Walls Non Bearing	X
	Exterior Walls Prefinished Metal	X
	Floor Covering None	X
	Foundation Concrete	X
	Insulation Ceilings	X
	Interior Finish Dry Wall	X
	Roof Cover Corrogate Metal	X
	Roof Structure Slope	B
	Site Work Preperation	X
	Structural Frame Rigid Frame Metal	X
	Structural Frame Steel	X

What do these
 OBYI
 abbreviations
 mean?



New Search

Search Results



LENDERS TITLE
C O M P A N Y

2207 Fowler Avenue
Jonesboro, Arkansas 72401
Phone: 870-935-7410
FAX: 870-935-6548

LIMITED TITLE SEARCH

Date: November 24, 2015
Prepared For: City of Jonesboro - Code Enforcement
File Number: 15-069694-300

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Craighead County, Arkansas have been examined as to the following described property from June 21, 2013 at 7:30 AM to October 22, 2015 at 7:30 AM:

A part of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 21, Township 14 North, Range 4 East, more particularly described as follows: Begin at the Quarter corner of Sections 21 and 22, Township 14 North, Range 4 East; thence South on the Section line 367 feet to the West right-of-way line of Highway #63, the point of beginning proper; thence South on the Section line 286.3 feet; thence South 89 degrees, 09 minutes West 356.3 feet; thence North 32 degrees, 21 minutes, East 471.3 feet to the West right-of-way line of Highway #63; thence South 44 degrees 09 minutes East along said right-of-way line 150 feet to the point of beginning proper. TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: A part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the West Quarter Corner of Section 22, Township 14 North, Range 4 East; thence South on the section line 367.0 feet to the South right-of-way line of Nettleton Avenue, the point of beginning proper; thence South 44 degrees 09 minutes East along said right-of-way line 45.86 feet; thence South 19 degrees 45 minutes 11 seconds West 94.52 feet to the section line; thence North on the section line 121.86 feet to the point of beginning proper, containing 1946 square feet, more or less.

The following instruments were found of record during the aforementioned period which affect the above described property:

AFFIDAVIT regarding, (SEE AFFIDAVIT), dated June 19, 2013, filed June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-0117020 in the records of Jonesboro, Craighead County, Arkansas.

ASSIGNMENT OF CONTRACT FOR SALE AND PROMISSORY NOTE executed by Andrew A. Agee, Successor Trustee of the Chester P. Agee Revocable Trust dated June 10, 1983, and the Successor Trustee of the Marcelle F. Agee Revocable Trust dated June 10, 1983, and the President of Chetuck Bowling Corporation; to David Abernathy, dated June 19, 2013, filed June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-011721 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED from Andrew A. Agree, Successor Trustee of the Chester P. Agee Revocable Trust dated June 10, 1983, and Successor Trustee of the Marcelle F. Agee Revocable Trust dated June 10, 1983, to David Abernathy, a married person, dated June 19, 2013, filed June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-011723 in the records of Jonesboro, Craighead County, Arkansas.

QUIT CLAIM DEED from Chetuck Corporation aka Chetuck Bowling Corporation, and Andrew A. Agee, Successor Trustee of the Chester P. Agee Revocable Trust dated June 10, 1983, and Successor Trustee of the Marcelle F. Agee Revocable Trust dated June 10, 1983, dated June 19, 2013, filed June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-011722 in the records of Jonesboro, Craighead County, Arkansas.

WARRANTY DEED executed by Andrew A. Agee, Successor Trustee of the Chester P. Agee Revocable Trust dated June 10, 1983, Andrew A. Agee, Successor Trustee of the Marcelle F. Agee Revocable Trust dated June 10, 1983, to David Abernathy, a married person, dated June 19, 2013, June 21, 2013 at 4:46 PM, recorded in Document Number JB2013R-011723 in the records of Jonesboro, Craighead County, Arkansas.

LIS PENDENS styled by David Abernathy, Plaintiff, against Randy R. Teitloff and Joan L. Teitloff, Defendants, dated and filed January 15, 2014 at 11:40 AM, recorded in Document Number JB2014LP-000006 in the records of Jonesboro, Craighead County, Arkansas.

AMENDED AND SUBSTITUTED LIS PENDENS styled by David Abernathy, Plaintiff, against Randy R. Teitloff and Joan L. Teitloff, Defendants, Case Number CV-2014-30, dated January 21, 2014, filed January 21, 2014 at 10:57 AM, recorded in Document Number JB2014LP-000007 in the records of Jonesboro, Craighead County, Arkansas.

ORDER GRANTING MOTION OF SUMMARY JUDGEMENT in favor of David Abernathy against Randy R. Teitloff and Joan L. Teitloff, Case Number CV-2014-30, dated September 12, 2014, filed September 15, 2014 at 10:50 AM, recorded in Document Number JB2014J-002032 in the records of Jonesboro, Craighead County, Arkansas.

REAL ESTATE TAXES AND SPECIAL ASSESSMENTS FOR DRAINAGE DISTRICT NO. 20 for 2014 have been paid, taxes for 2015 are not yet due and payable. (PARCEL NUMBER 01-144214-00100)

Judgments have been checked on David Abernathy during the aforementioned period, and the following were found:

SEE ABOVE

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect

information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

Lenders Title Company


By: Rachel Hendrix









